



THE CITY OF BUFFALO

PLANNING BOARD

~SUMMARY~

912 City Hall
Buffalo, NY 14202
<http://www.buffalony.gov>

James Morrell

Tuesday, September 8, 2026

4:00 PM

OPS Conference Room

I. Call to Order

Present	Absent	Late	Arrived
Chairman of the Planning Board James Morrell			
Vice Chair of the Planning Board Cynthia Schwartz			
Planning Board Member Martha Lamparelli			
Planning Board Member Arthur Hall			
Planning Board Member Leonard Sciolino			
Planning Board Member Scott Billman			

II. Roll Call

A quorum was present.

Present	Absent	Late	Arrived
	Planning Board Member Martha Lamparelli		

III. Minutes Approval

1. 7-27-26 Planning Board Meeting Minutes

MOTION: **Approved**

RESULT: Motion Passed [Yes 5, No 0, Abstained 0]

MOVER: Leonard Sciolino

SECONDER: Scott Billman

AYES: James Morrell, Cynthia Schwartz, Arthur Hall, Leonard Sciolino, Scott Billman

NAYS: None

ABSENT: Martha Lamparelli

IV. Public Hearings

2. 1002 Abbott Rd. — Construct a one-story 2,970 SF Commercial Building (N-3E Zone).

MOTION: Tabled
RESULT: Motion Passed [Yes 5, No 0, Abstained 0]
MOVER: Leonard Sciolino
SECONDER: Cynthia Schwartz
AYES: James Morrell, Cynthia Schwartz, Arthur Hall, Leonard Sciolino, Scott Billman
NAYS: None
ABSENT: Martha Lamparelli

The board closed the public hearing (Initiator Lenny Sciolino / Second Cynthia Schwartz).

V. New Business

3. Abdullah, Z - Special Use Permit 412 Auburn for Neighborhood Shop in N-2R zone (NIA)(Hrg 10/6/26) 9/8/26 CDPB

MOTION: Rec. Approve
RESULT: Motion Passed [Yes 5, No 0, Abstained 0]
MOVER: Cynthia Schwartz
SECONDER: Arthur Hall
AYES: James Morrell, Cynthia Schwartz, Arthur Hall, Leonard Sciolino, Scott Billman
NAYS: None
ABSENT: Martha Lamparelli

4. Islam, M - Special Use Permit - 416 Wohlers for Asssembly in N-3R zone (MAS)(Hrg10/6/26) 9/8/26 CPBD

MOTION: Tabled
RESULT: Motion Passed [Yes 5, No 0, Abstained 0]
MOVER: Cynthia Schwartz
SECONDER: Arthur Hall
AYES: James Morrell, Cynthia Schwartz, Arthur Hall, Leonard Sciolino, Scott Billman
NAYS: None
ABSENT: Martha Lamparelli

5. Jefferson, K - Special Use Permit 674 Jefferson for Rooming House in N-3E zone (ELL)(Hrg 10/6/26) 9/8/26 CDPB

MOTION: **Tabled**

RESULT: Motion Passed [Yes 5, No 0, Abstained 0]

MOVER: Cynthia Schwartz

SECONDER: Arthur Hall

AYES: James Morrell, Cynthia Schwartz, Arthur Hall, Leonard
Sciolino, Scott Billman

NAYS: None

ABSENT: Martha Lamparelli

VI. Adjournment



Planning Board

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 4:00 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: Rec. Approve

RESULT: **PASSED [Yes 5, No 0, Abstained 0]**

MOVER: Vice Chair of the Planning Board Cynthia Schwartz

SECONDER Planning Board Member Arthur Hall

:

AYES: Chairman of the Planning Board Morrell, Vice Chair of the Planning Board Schwartz, Planning Board Member Hall, Planning Board Member Sciolino, Planning Board Member Billman

NAYS: None



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

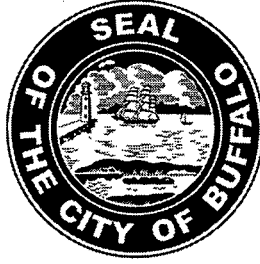
(NIAGARA)(Hrg 10/6/26)

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:

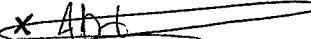
Attach additional information for this section if necessary.

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



Planning Board

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 4:00 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: Tabled

RESULT: **PASSED [Yes 5, No 0, Abstained 0]**

MOVER: Vice Chair of the Planning Board Cynthia Schwartz

SECONDER Planning Board Member Arthur Hall

:

AYES: Chairman of the Planning Board Morrell, Vice Chair of the Planning Board Schwartz, Planning Board Member Hall, Planning Board Member Sciolino, Planning Board Member Billman

NAYS: None



Planning Board

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 4:00 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: Tabled

RESULT: **PASSED [Yes 5, No 0, Abstained 0]**

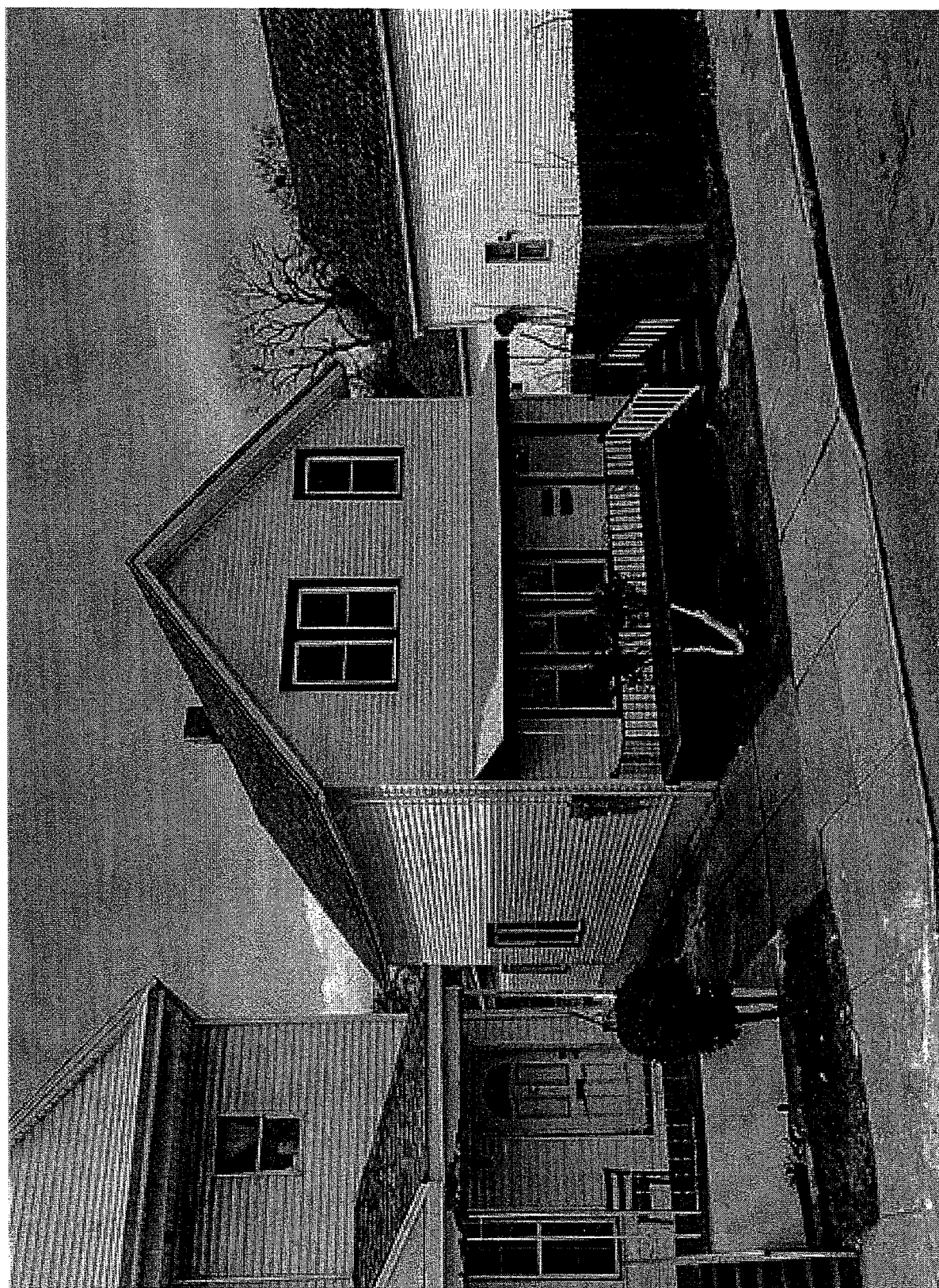
MOVER: Vice Chair of the Planning Board Cynthia Schwartz

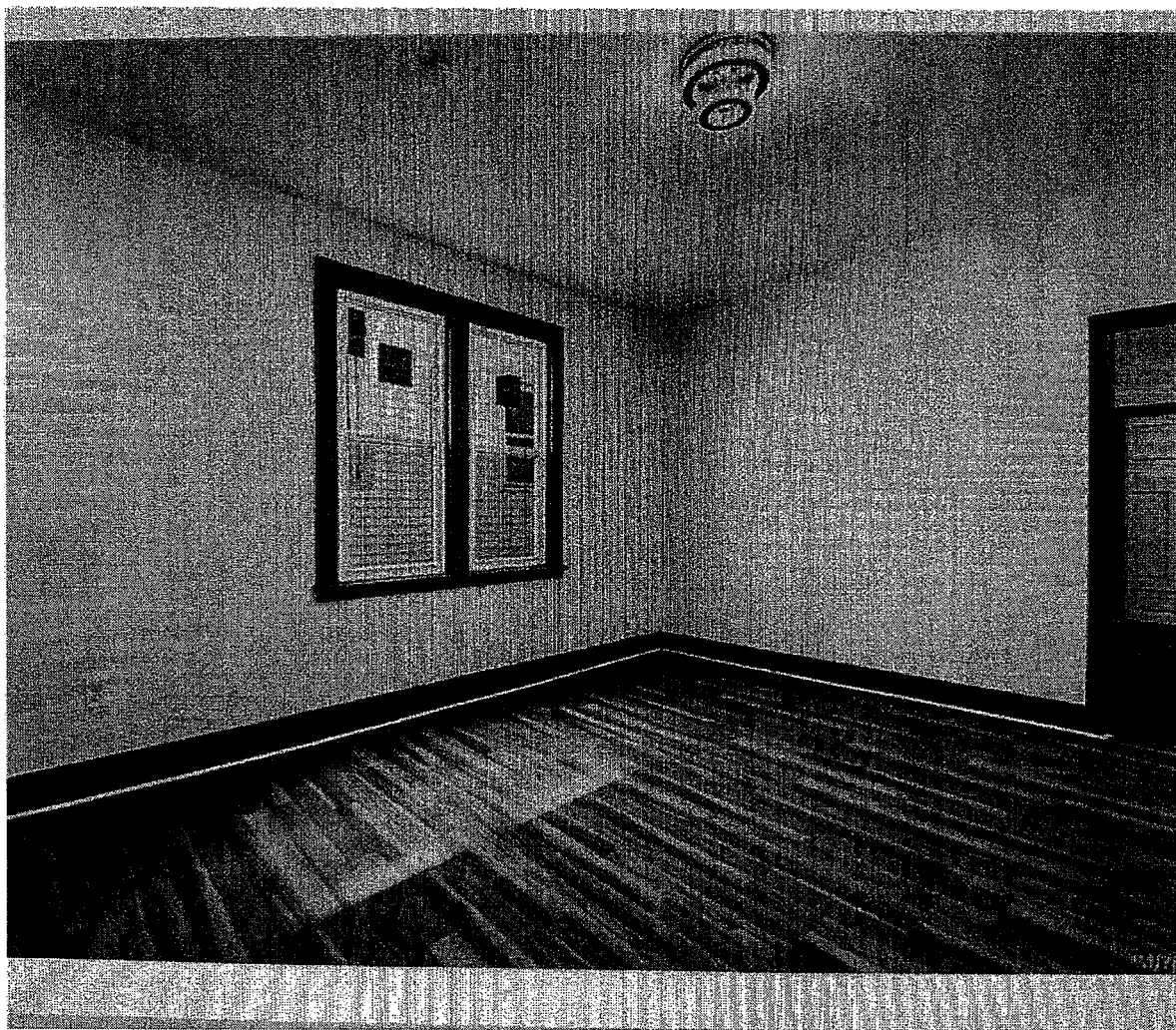
SECONDER Planning Board Member Arthur Hall

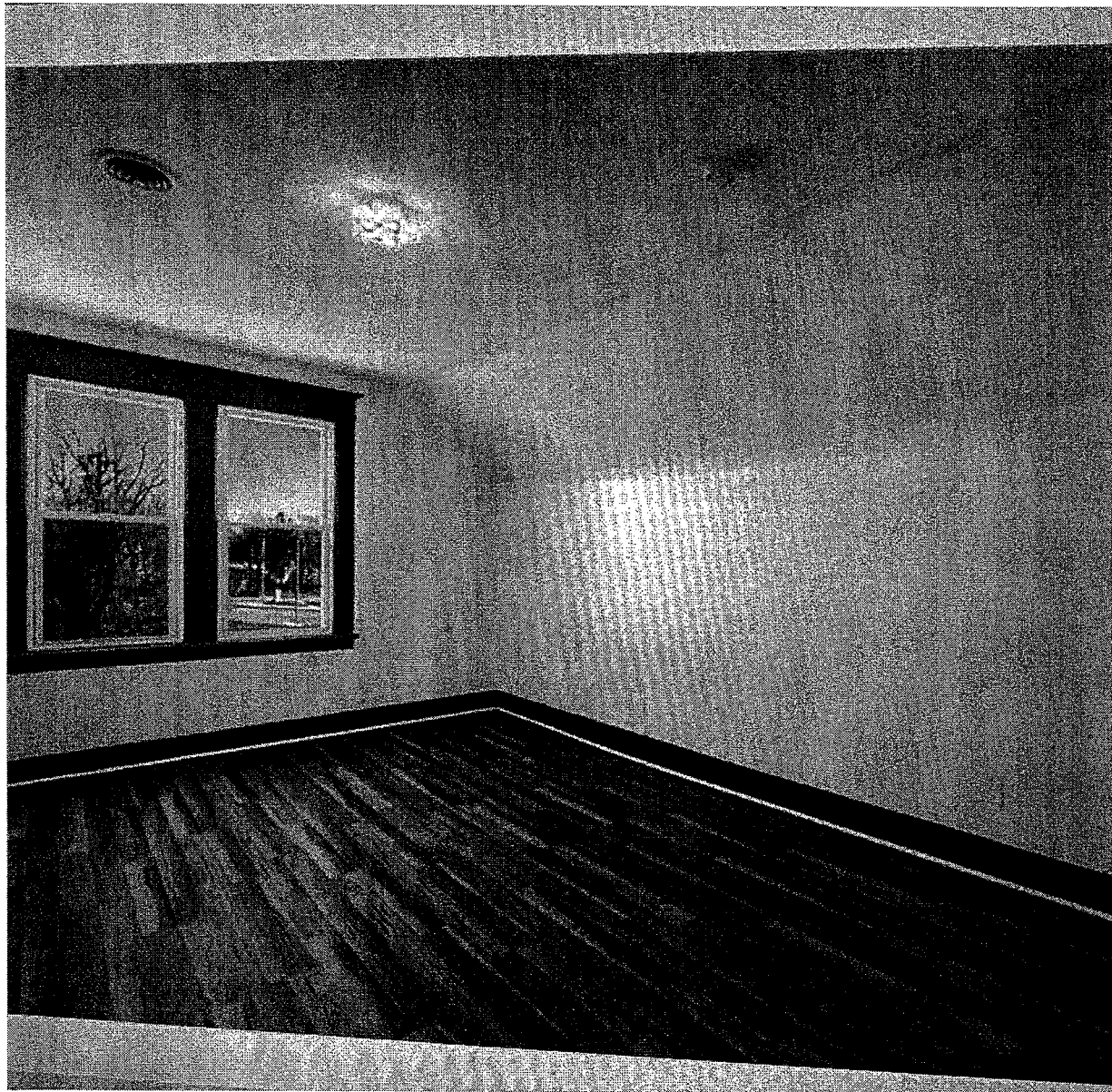
:

AYES: Chairman of the Planning Board Morrell, Vice Chair of the Planning Board Schwartz, Planning Board Member Hall, Planning Board Member Sciolino, Planning Board Member Billman

NAYS: None







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

(Ellicott)(Hrg 10/6/26)

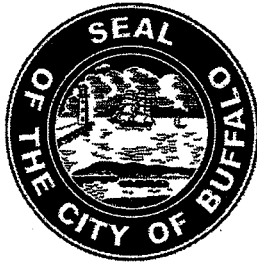
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

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 houses - 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