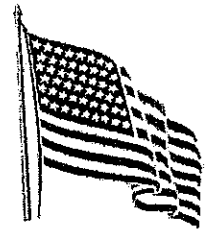




CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 4/13/23

Application No. _____

Site Plan Review

Filing Fee \$10.00

_____ Less than 0.5 acres	\$ 50.00
_____ 0.5 to 1.0 acres	\$ 200.00
_____ 1.0 to 2.0 acres	\$ 400.00
_____ 2.0 to 5.0 acres	\$ 400.00
_____ Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____

Special Use Permit \$ 500.00
 Development Plan Review \$ 50.00

Property Address: 1458 Abbott Rd Lackawanna, Ny 14218

S.B.L. No. _____

Description of Proposed Project: Display Storage Sheds

Lauren Jednak
 Director of Development

CITY OF LACKAWANNA – BUSINESS REGISTRATION APPLICATION

Chapter 88-City Code

Lackawanna City Hall, City Clerk-Room 215

714 Ridge Road

Lackawanna, New York 14218

(716) 827-6452

Applicant Name: Christopher McKeever Phone (716) 474-6712

Home Address: 11386 Fancher Hill Rd Cattaraugus NY 14719 Date of Birth 6/15/1972

Business Name: Amish Valley Sheds, LLC Business phone (716) 474-6712

Business Address: 11386 Fancher Hill Rd Cattaraugus, NY 14719

Tax ID/SS#: 47-5431666 Business Website: AmishValleyShedsLLC.com Email: cochrismc@gmail.com

Emergency Contact Name: Renee McKeever Contact Phone (716) 474-5082

Type of Entity: Sole Proprietor Partnership Corporation LLC

Type of Business Operation: Amish Sheds/deliveries

New Registration Renewing Registration

Additional Business Information

Days/Hours of Operation: Open - Doors locked on Sheds

Number of Employees (Full time/Part time): 2

Describe specific business activities in detail: delivery of Amish Sheds / display Amish Sheds @ property

If Licensed by NYS Alcoholic Beverage Control Board, License #: _____ Exp. Date: _____

Status of all applicable Federal, NYS and Erie County Licenses and/or approvals required for proposed business operation: _____

Signature

Chris McKeever
President

Renee McKeever
Treasurer

Date 4/12/23

ONLINE FILING RECEIPT

ENTITY NAME: AMISH VALLEY SHEDS LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC)

COUNTY: CATT

FILED:10/28/2015 DURATION:***** CASH#:151028010120 FILE#:151028010120
DOS ID:4841249

FILER:

ROCK HILL TAX SERVICE LLC
PO BOX 77
ROCK HILL, NY 12775

EXIST DATE

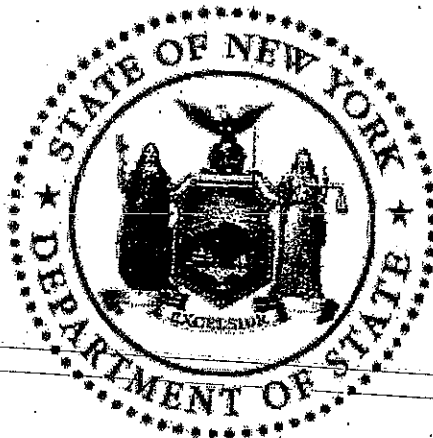
10/28/2015

ADDRESS FOR PROCESS:

ROCK HILL TAX SERVICE LLC
PO BOX 77
ROCK HILL, NY 12775

REGISTERED AGENT:

CHRISTOPHER MCKEEVER
21 MAPLE AVE
GOWANDA, NY 14070



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.


SERVICE COMPANY: ** NO SERVICE COMPANY **
SERVICE CODE: 00

FEE: 205.00
FILING: 200.00
TAX: 0.00
PLAIN COPY: 5.00
CERT COPY: 0.00
CERT OF EXIST: 0.00

PAYMENTS 205.00
CHARGE 205.00
DRAWDOWN 0.00

DOS-1025 (04/2007)

Authentication Number: 1510280127 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

 DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 10-28-2015

Employer Identification Number:
47-5431666

Form: SS-4

Number of this notice: CP 575 B

AMISH VALLEY SHEDS LLC
CHRISTOPHER MCKEEVER MBR
21 MAPLE AVE
GOWANDA, NY 14070

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-5431666. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

04/15/2016

~~If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.~~

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Amish Valley Sheds, LLC

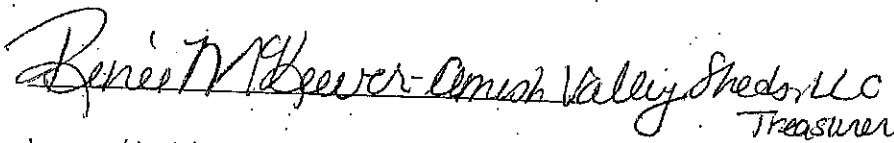
3/10/2023.

Amish Valley Sheds, LLC is renting from William Leonard the property located at 1458 Abbott Rd. Lackawanna, NY 14218 for the purpose of displaying storage sheds. Lease is monthly and at the rate of \$500 per month.

SIGNED:

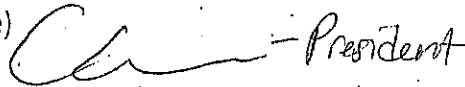


Lessor (William Leonard)



Treasurer

Lessee (Amish Valley Sheds, LLC/Representative)



President



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 22, 2023

Christopher McKeever
11386 Fancher Hill Rd
Cattaraugus, NY 14719

Re: 1458 Abbott Rd

The above item has been placed on the agenda for the next scheduled meeting of the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna.

Planning and Development Board

Zoning Board of Appeals

Date: May 31, 2023

Date:

Time: 6:00pm

Time:

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6474 or 827-6421

Boarding Neighbors
William Leornard- 1446 Abbott Rd
Karen Marie Bienko-17 Fernald Ave



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follow;

- | | |
|----------------------------------|------------------------------------|
| 1. _____ Site Plan Review | 2. <u> X </u> Special Use Permit |
| 3. _____ Development Plan Review | 4. _____ Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Christopher McKeever

Address: 1458 Abbott Rd

In reference to: Requesting to display storage sheds

You are entitled to appear at the public hearing scheduled for **5/31/23@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 11/2/22

Application No. _____

Site Plan Review

Filing Fee \$10.00

<u> </u> Less than 0.5 acres	\$ 50.00
<input checked="" type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<u> </u> 1.0 to 2.0 acres	\$ 400.00
<u> </u> 2.0 to 5.0 acres	\$ 400.00
<u> </u> Greater than 5 acres	\$ 400.00 plus \$100.00 per acres
<u> </u> Special Use Permit	\$ 500.00
<u> </u> Development Plan Review	\$ 50.00

Property Address: 33-43 Mulrath Avenue

S.B.L. No. _____

Description of Proposed Project: SITE PLAN REVIEW
FOR ROOMING HOUSE

Lauren Jednak
 Director of Development

6

APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Daniel J. Lewis
Name of Applicant

Daniel J. Lewis
Signature of Applicant

21 Villa Mercedes Drive
Cheek Township NJ
Address of Applicant

Applicant Phone No.

Applicant's Email

Pastor
Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: Patterson House Church of God in Christ

Address: PO Box 323
279 Ingdon Avenue

Lauren Jednak
Director of Development

Short Environmental Assessment Form

Part 1 - Project Information

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: <i>Potter's House Church of God in Christ</i>							
Project Location (describe, and attach a location map): <i>Right Mission Resource Center</i>							
Brief Description of Proposed Action: <i>Single Room Housing</i>							
Name of Applicant or Sponsor: <i>Potter's House Church of God in Christ</i>		Telephone: _____					
Address: <i>(P.O. Box 322) 279 Proham Avenue</i>		E-Mail: _____					
City/PO: <i>Sackawanna, NY 14218</i>		State: _____	Zip Code: _____				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies:		NO	YES	
_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: <u>Connected</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: <u>Connected</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

NO YES

16. Is the project site located in the 100-year flood plan?

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:

NA

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

NA

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

NA

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel J. Lewis

Date: 10-27-22

Signature: Daniel J. Lewis
(SD)

Title: Pastor

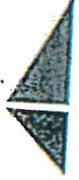
**43 WILKESBARRE STREET
LACKAWANNA, NY**

**OFFICE FOR SALE
7,135sf**

\$180,000



**CUSHMAN &
WAKEFIELD®**



**Pyramid Brokerage
Company**

INDEPENDENTLY OWNED AND OPERATED

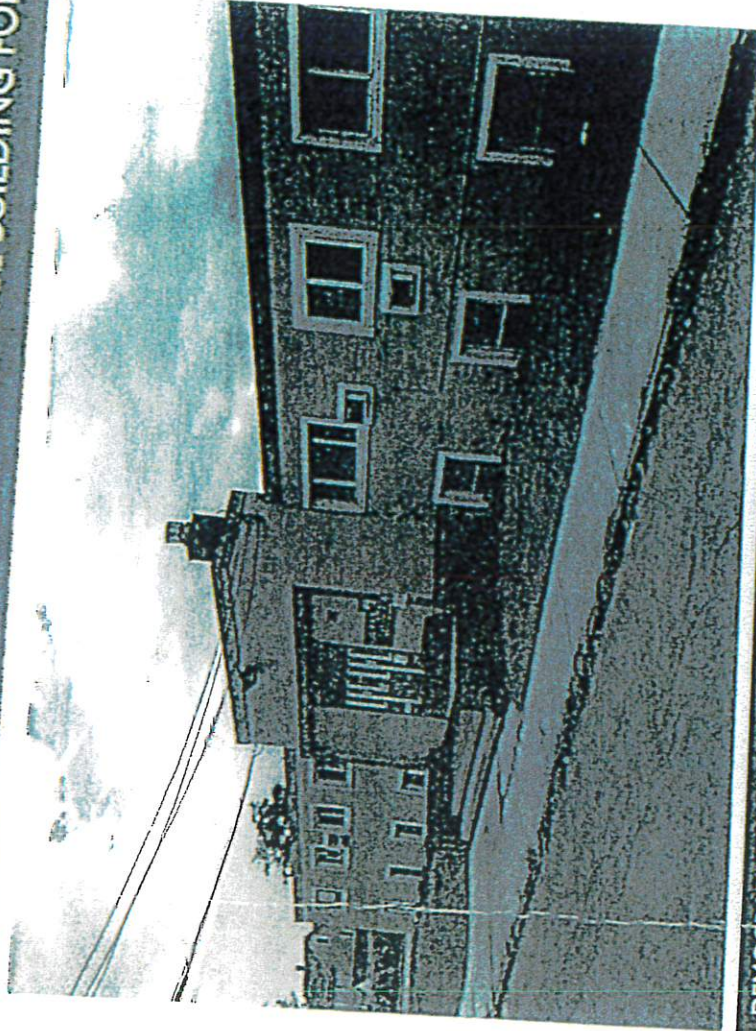
TWO-STORY PROFESSIONAL OFFICE BUILDING FOR SALE

BUILDING FEATURES

TOTAL BUILDING SIZE	7,135 ± Sq. Ft.
LOT SIZE	.31 ± Acre
PARKING	Surface Lot
ZONING	MR

PROPERTY FEATURES

- Two-Story Office Building Available for Sale
- Ample Parking in Rear
- Portion of the Building is Newly Renovated
- Current Build-Out Features Ten (10) Private Offices, Waiting Room, Conference Room, Break Room
- Located Just Off of Ridge Road
- Minutes to Downtown Buffalo
- Ideal For: Social Services Agency, Non-Profit, Medical Office, Sales Office, Conversion to Residential



DEMOGRAPHICS

POPULATION	6,697	61,344	142,905
MEDIAN/FH INCOME	\$49,466	\$40,322	\$39,598

For more information, please contact:

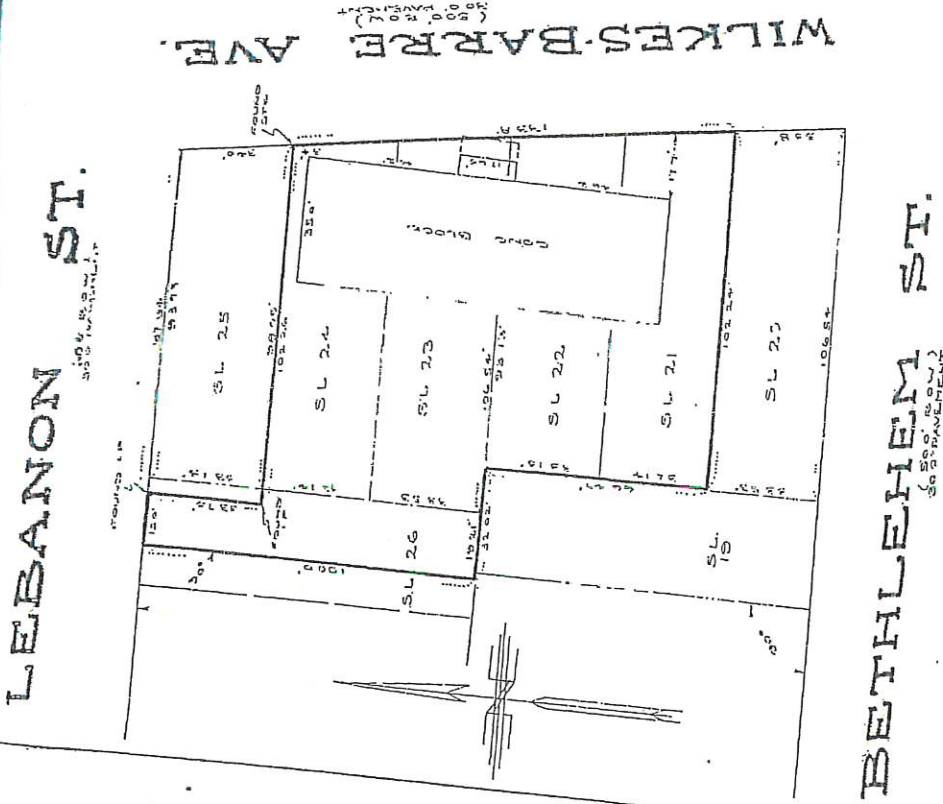
JOHN E. MIKOLEY
Associate Real Estate Broker
(716) 983-1233 - cell
jmikoley@pyramidbrokerage.com

Warranty or representation, express or implied, is made as to the accuracy of the information contained herein and

PYRAMID BROKERAGE COMPANY
1900 Rand Building
Buffalo, NY 14203
(716) 852 7500 • Fax: (716) 852 0890
pyramidbrokerage.com

43 WILKESBARRE STREET, LACKAWANNA, NY
Office For Sale

7135 SF
AVAILABLE



SITE PLAN

For more information, please contact:

JOHN E. MIKOLEY
Associate Real Estate Broker
(716) 983 1233 - cell
jmikoley@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
1900 Rand Building
Buffalo, NY 14203
(716) 852 7500 • Fax: (716) 852 0890
pyramidbrokerage.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 4/21/03

Application No. _____

Site Plan Review

- Less than 0.5 acres
- 0.5 to 1.0 acres
- 1.0 to 2.0 acres
- 2.0 to 5.0 acres
- Greater than 5 acres
- \$ 400.00 plus \$100.00 per acres

Filing Fee \$10.00

- \$ 50.00
- \$ 200.00
- \$ 400.00
- \$ 400.00

\$100.00

\$ _____

- Special Use Permit
- Development Plan Review

- \$ 500.00
- \$ 50.00

Property Address: 3195 South Park Ave

S.B.L. No. _____

Description of Proposed Project: Beauty salon, nail services and waxing

Lauren Jednak
 Director of Development



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follow;

- | | |
|----------------------------------|------------------------------------|
| 1. _____ Site Plan Review | 2. <u> X </u> Special Use Permit |
| 3. _____ Development Plan Review | 4. _____ Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Rickia Mae Edwards- Torres

Address: 3195 South Park Ave

In reference to: Requesting to open beauty salon

You are entitled to appear at the public hearing scheduled for **5/31/23@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA