

Town of Niagara looking into local law on short-term rentals

BY TIMOTHY CHIPP

Town of Niagara officials on Tuesday took aim at short-term rental property owners by calling a public hearing for next month regarding proposed strict limitations.

The hearing, set for 6:30 p.m. Tuesday, Dec. 13, concerns a proposed local law regulating rental properties one would find on websites like AirBnB.com and VRBO.com.

If approved following the public hearing, the law would restrict zoning for these short-term rentals, as well as place a minimum rental period length on contracts for these facilities.

"We have available short-term rentals in our hotels," Town Attorney Michael Risman said while discussing the proposed law at the town's work session on Nov. 2. "This helps out our local businesses."

The websites have risen in popularity in the past few years

as alternatives to those very hotels. Private home and apartment owners essentially rent out their space for vacationers or other renters to use as they see fit.

But, if the law is adopted, the rental properties that would be allowed will not be permitted to rent fewer than 30 consecutive days, much shorter than the average rental through those popular websites.

It also would end short-term rentals in five zones across the town, including all residential ones. Properties of this type in commercial zones, which include hotels, would be permitted under the new law.

Earlier this month, Supervisor Lee Wallace said the biggest issue driving the new law's creation and implementation is the quality of life for Niagara residents.

"One house I know of has fishing charters going out of it," he

said. "They're leaving at 3 a.m., making a lot of noise."

Risman said the new law would likely take effect a year after it's passed, though the timeframe could change upon approval.

Tabled Business

After the town's Planning Board tabled a discussion earlier this month about an expansion of the Covanta transfer facility on Quarry Road, the Town Board followed suit and is expected to continue discussions at the December meeting.

According to the agenda Tuesday, the expansion requires rezoning, special use permits and a site plan approval from the town.

The New Jersey-based company seeks to ship an additional 150 tons of trash per day, likely increasing daily truck traffic to and from the site.

To accomplish this expansion, the town is considering rezon-

ing the light industrial property to heavy industrial. It's unclear if the action is necessary, though, as the facility has been operating as a heavy industrial waste transfer station for years after it was grandfathered in due to zoning code changes.

Such unknowns have one town councilman raising his voice to express disinterest in the change, but not necessarily the project as a whole.

Councilman Richard Sirianni earlier this month said his main concern with the rezoning is that it could hamstring the town if handled poorly when decision time arrives. He said he's looking to the future, should something happen and Covanta leave for any reason.

"If that property gets zoned heavy industrial, we don't know what could come down the road," he said. "We have to be careful."

Sirianni said he's looking to

meet with local Covanta leadership while the plans are worked through so he can get a better understanding of the plant's procedures and how the expanded facility will operate.

Schedule Change

Next month's regular meeting was changed due to the Christmas holiday. The meeting will take place at 6:30 p.m. Tuesday, Dec. 13, featuring the short-term rental property law public hearing.

It's one week earlier than normal, as Wallace said the town typically doesn't have its December meeting in the third week due to the holiday.

The Town Board's work session in December will be at 6:30 p.m. Wednesday, Dec. 7.

Both meetings take place at Niagara Town Hall, 7105 Lockport Road.

PUBLIC NOTICE

Send notices to legalnotice@wnypapers.com

LEGAL NOTICE

6694 Lincoln Ave LLC filed w/ SSNY 10/18/22. Off. in Niagara Co. SSNY desig. as agt. of LLC whom process may be served & shall mail process to the LLC, 210 Golden Pheasant Dr, Getzville, NY 14068. Any lawful purpose. Tribune/Sentinel
November 18 and 25 and December 2, 9, and 16, 2022

LEGAL NOTICE

ACE'S WELLNESS AND SMOKE SHOP, LLC filed Articles of Organization with the New York Department of State on 09/09/2022. Its office is located in Niagara County. The Secretary of State has been designated as agent of the Company upon whom process against it may be served and a copy of any process shall be mailed to 5-7 Locust St., Lockport, NY 14094. Purpose is any lawful purpose. Tribune/Sentinel
November 18 and 25 and December 2, 9, 16 and 23, 2022

LEGAL NOTICE

Three Boys Travel LLC Arts of Org were filed by the NY Dep't of State on 11/02/2022. Its office location is Niagara County. Its purpose is any lawful purpose. NY's Sec'y of State is designated as agent upon whom process may be served. The Sec'y shall mail a copy of any process to the LLC at 4596 Thrall Road Lockport NY 14094. Tribune/Sentinel
November 18 and 25 and December 2, 9, 16, and 23, 2022

LEGAL NOTICE

Notice of Formation of A.Mark Travel, LLC. Articles of Organization filed with the Secretary of State of New York on 9/6/22. Office Location: Niagara County. WNY Accounting & Tax is designated as agent of LLC upon whom process may be served. Mail process to: PO Box 367, Hamburg, NY 14075. Purpose: any lawful activity. Tribune/Sentinel
November 11, 18 and 25 and December 2, 9 and 16, 2022

LEGAL NOTICE

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC) Name: BRC Services LLC Articles of Organization filed by the Department of State of New York on: 07/26/2022 Office location: County of Niagara Purpose: Any and all lawful activities Secretary of State of New York (SSNY) designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC 6662 Sheertram Rd. Lockport, NY 14094 Tribune/Sentinel
November 11, 18 and 25 and December 2, 9 and 16, 2022

LEGAL NOTICE

PUBLIC NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY The name of the Limited Liability Company is G & S CONCRETE LLC; its Articles of Organization were filed with the Secretary of State on October 25, 2022; the county within New York in which its office is to be located is Niagara; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail process is 6163 N. Whitham Drive, Niagara Falls, New York 14304; the purpose of the limited liability company is to carry on any

lawful act or activity for which limited liability companies may be organized pursuant to the New York Limited Liability Company Law. Tribune/Sentinel
November 11, 18 and 25 and December 2, 9 and 16, 2022

LEGAL NOTICE

Notice of formation of Niagara Pole Barns LLC. Arts. Of Org. filed with Secretary of State of New York (SSNY) on 02/25/2022. Office Location: Niagara County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to principal business location: 3470 North Road, Newfane, New York 14108. Purpose: any lawful activity. Tribune/Sentinel
November 11, 18 and 25 and December 2, 9 and 16, 2022

LEGAL NOTICE

NOTICE OF FORMATION OF A DOMESTIC LIMITED LIABILITY COMPANY Name of LLC: Pawz & Clawz, LLC. Date of filing of Articles of Organization with the NY Dept. of State: 07/26/2022. Office of the LLC: 235 Young St, Wilson, Niagara County. The NY Secretary of State has been designated as the agent upon whom process may be served. NYSS may mail a copy of process to the LLC at PO Box 618 Wilson, NY 14172. Purpose of LLC: Provide pet services. No specific duration attached to LLC. Tribune/Sentinel
November 11, 18 and 25 and December 2, 9 and 16, 2022

LEGAL NOTICE

Notice of Formation of Affordable Graphics & Signs LLC a domestic Limited Liability Company (LLC). Art. of Org. filed with the SSNY October 18, 2022. Office location: 3851 Bates Rd., Medina, NY 14103. SSNY is designated agent upon whom process against the LLC may be served. The SSNY shall mail a copy of any process to Scott Seely, 3851 Bates Rd., Medina, NY 14103 COUNTY OF FORMATION: Orleans PURPOSE: To engage in any lawful act or activity. Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

Andrews Acres, LLC. Filed 3/1/22. Office: Niagara Co. SSNY desig. as agent for process & shall mail to: Lori Skinner, 5309 Shawnee Rd, Sanborn, NY 14132. Purpose: General. Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

NOTICE OF FORMATION: of a Domestic Limited Liability Company NAME AND FILING DATE: Bucks Pizza of Niagara LLC, 10/21/22 OFFICE ADDRESS: 1890 Pierce Avenue, Niagara Falls New York 14301 ADDRESS FOR SERVICE OF PROCESS: The New York Secretary of State with a copy to 1890 Pierce Avenue, Niagara Falls, New York 14301 PURPOSE: General Purpose Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

CL & SH Home LLC. Filed 10/7/22. Office: Niagara Co. SSNY desig. as agent

for process & shall mail to: 1709 Willow Ave, Niagara Falls, NY 14305. Purpose: General. Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

Fly Hummingbird LLC. Filed: 9/20/22. Office: Niagara Co. Org. in DELAWARE: 09/16/2022. SSNY desig. as agent for process & shall mail to: c/o Calcagni & Kanefsky Llp, One Newark Center., 1085 Raymond Blvd. 14th Fl, Newark, NJ 07102. Foreign add: c/o Corporation Service Company, 251 Little Falls Dr, Wilmington, DE 19808. Arts. of Org. filed with Jeffrey W. Bullock, Secy Of State Of De Secy Of State's Office - Wilmington, 820 N. French St 4th Fl, Wilmington, DE 19801. Purpose: General. Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

LUMBER CITY CANDLES LLC. Filed 9/25/22. Office: Niagara Co. SSNY desig. as agent for process & shall mail to: 1328 Harvard Ave, North Tonawanda, NY 14120. Registered Agent: United States Corporation Agents, Inc., 7014 13th Ave, Ste 202, Bklyn, NY 11228. Purpose: General. Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

SEXCNES SELLERS BY VERTRELL LLC. Filed 6/21/22. Office: Niagara Co. SSNY desig. as agent for process & shall mail to: c/o Vertrell Coleman, 2909 21st St, Niagara Falls, NY 14305. Purpose: General. Tribune/Sentinel
November 4, 11, 18 and 25 and December 2 and 9, 2022

LEGAL NOTICE

Alto's Home Improvement Services LLC, Arts. Of Org. filed with the SSNY on 10/18/2022. Office loc: Niagara County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 340 Continental Dr., Lockport, NY 14094. Purpose: Any Lawful Purpose. Tribune/Sentinel
October 28 and November 4, 11, 18 and 25 and December 2, 2022

LEGAL NOTICE

GREASE GUYS, LLC has been formed as a limited liability company (LLC) by filing a certificate with the NY Secretary of State (NYSS) on 8/5/22. Office located in Niagara County. NYSS designated as agent upon whom process against LLC may be served. NYSS shall mail process c/o the Company, 4219 McKoon Avenue, Niagara Falls, NY 14305. Purpose of LLC is to engage in any lawful purpose. Tribune/Sentinel
October 28 and November 4, 11, 18 and 25 and December 2, 2022

LEGAL NOTICE

Notice of formation of Lucent Souls LLC. of Org. filed with Secy. Of State of NY (SSNY) on 10/10/2022. Office location: Niagara County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o The LLC, 570 Woodward Ave. North Tonawanda, NY 14120 Purpose: Spiritual Life Coaching Tribune/Sentinel
October 28 and November 4, 11, 18 and 25 and December 2, 2022

LEGAL NOTICE

Notice of formation of Ninja Stylez Barbershop LLC. Arts. Of Org. filed with Secretary of State of New York (SSNY) on 01/17/2022. Office Location: Niagara County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to principal business location: Legalinc Corporate Services Inc.; 1967 Wehrle Drive, Suite 1 #086, Buffalo, NY 14221. Purpose: any lawful activity. Tribune/Sentinel
October 28 and November 4, 11, 18 and 25 and December 2, 2022

LEGAL NOTICE

Adore Your Core Physical Therapy, PLLC Arts of Org were filed by the NY Dep't of State on 10/3/2022. Its office location is Niagara County. Its purpose is any lawful purpose. NY's Sec'y of State is designated as agent upon whom process may be served. The Sec'y shall mail a copy of any process to the PLLC at 2728 Niagara Falls Blvd, Wheatfield NY 14304. Tribune/Sentinel
October 21 and 28 and November 4, 11, 18 and 25, 2022

LEGAL NOTICE

Notice of Formation of Hewitt-Smith Holdings, LLC. Articles of Org. filed with NY Secretary of State ("NYSS") on October 14, 2022. Office location: Niagara County. NYSS designated as agent of LLC upon whom process may be served. NYSS shall mail copy of process to 6125 Lendell Drive, Sanborn, New York 14132. Purpose: any lawful purpose. Tribune/Sentinel
October 21 and 28 and November 4, 11, 18 and 25, 2022

LEGAL NOTICE

Notice of formation of Perfect Pitch Gutters L.L.C. Arts. of Org. Filed with the SSNY on 06/16/2022. Office: Niagara County. Selena Perri is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to Selena Perri, 4509 Porter Center Road, Lewiston, NY 14092. Purpose: Any lawful purpose. Tribune/Sentinel
October 21 and 28 and November 4, 11, 18 and 25, 2022

LEGAL NOTICE

NOTICE OF FORMATION OF A DOMESTIC LIMITED LIABILITY COMPANY Name of LLC: Bloom and Son Construction LLC. Date of filing of Articles of Organization with the NY Dept. of State: 10/05/2022. 1803 Niagara Ave, Niagara Falls, NY, 14305. Office of the LLC: 1803 Niagara Ave, Niagara Falls, NY, 14305, Niagara County. The NY Secretary of State has been designated as the agent upon whom process may be served. NYSS may mail a copy of process to the LLC at 1803 Niagara Ave, Niagara Falls, NY, 14305. Purpose of LLC: Construction. No specific duration attached to LLC. Tribune/Sentinel
October 14, 21 and 28 and November 4, 11 and 18, 2022

LEGAL NOTICE

NOTICE OF FORMATION OF A DOMESTIC LIMITED LIABILITY COMPANY CLEAN EFFECTS LLC Date of filing of Articles of Organization with the NY Dept. of State: 09/22/2022 Office of the LLC: 1287 Tanglewood Drive, North Tonawanda, NY 14120 Niagara County The NY Secretary of State has been designated as the agent upon whom process may be served. NYSS may mail a copy of process to the LLC at 1287 Tanglewood Drive, North Tonawanda, NY

14120 Purpose of LLC: to secure cleaning services opportunities No specific duration attached to LLC. Tribune/Sentinel
October 14, 21 and 28 and November 4, 11 and 18, 2022

LEGAL NOTICE

KEITH PRINTUP CONSTRUCTION LLC Articles of Organization filed 08/02/22. Niagara County, SSNY designated as agent for service of process & shall mail to 2199 UPPER MT. RD. SANBORN, NY 14132 Purpose: Any Lawful Tribune/Sentinel
October 14, 21 and 28 and November 4, 11 and 18, 2022

LEGAL NOTICE

Pascucci Realty LLC was formed in Niagara County on October 6, 2022 by filing its Articles of Organization with the New York Secretary of State (NYSS). The principal office is at 3562 Porter Center Rd., Ransomville, NY 14131. The NYSS is designated agent upon whom process may be served or on its registered agent at the principal office. NYSS may mail a copy of any process to the principal office. The LLC was formed to conduct any lawful business under law. Tribune/Sentinel
October 14, 21 and 28 and November 4, 11 and 18, 2022

LEGAL NOTICE

PUBLICATION NOTICE OF ORGANIZATION OF LIMITED LIABILITY COMPANY The name of the Limited Liability Company is SERP CONNECT LLC; its Articles of Organization were filed with the Secretary of State on 10/05/2022; the County within New York in which its office is to be located is Niagara; the Secretary of State has been designated as agent upon whom process may be served; the post office address to which the Secretary of State shall mail the process is 19 Pine Woods Drive, North Tonawanda, New York 14120; the purpose of its business is to conduct any lawful business under law. Tribune/Sentinel
October 14, 21 and 28 and November 4, 11 and 18, 2022

LEGAL NOTICE

TUSCARORA FAIRGROUNDS LLC Articles of Organization filed 07/06/22; Niagara County, SSNY designated as agent for service of process & shall mail to 5607 GARLOW RD, APT. 2 LEWISTON, NY 14092 Purpose: Any Lawful Tribune/Sentinel
October 14, 21 and 28 and November 4, 11 and 18, 2022

LEGAL NOTICE

NOTICE OF PUBLIC HEARING Town of Niagara NOTICE IS HEREBY GIVEN that a Public Hearing will be held on December 13, 2022 at 6:30 p.m. before the Town Board of the Town of Niagara, at the Town Hall, 7105 Lockport Road, Town of Niagara, New York in regards to: Proposed Local Law No. 4-2022 regulating the use of transient or Short-Term Rentals within the Town of Niagara. (Risman)

At such time and place all persons interested in the subject matter thereof will be heard concerning the same. By Order of the Town Board of the Town of Niagara, Niagara County, New York. Sylvia Virtuoso, Town Clerk svirtuoso@townofniagara.com 716-297-2150 ext. 133 Tribune/Sentinel
November 18, 2022

LEGAL NOTICE

NOTICE OF PUBLIC HEARING TOWN OF WHEATFIELD PLEASE TAKE NOTICE that a Public Hearing will be held at 2800 Church Road, North Tonawanda, New York 14120 on Monday, December 5, 2022 at 6:50 pm regarding the Restore NY Communities Initiative Municipal Grant Program application to develop the former Bell Aerospace Facility now commonly known as Wheatfield Business Park located at 2221 Niagara Falls Blvd. Anyone interested may attend and be heard. Kathleen Harrington-McDonell Town Clerk Tribune/Sentinel
November 18, 2022

LEGAL NOTICE

Public Notice Village of Lewiston Zoning Board of Appeals Member Description: Zoning Board of Appeals member shall hear and decide appeals and requests for variances to the Village Code. Please apply or send resume to Village of Lewiston Clerk's Office, 145 N Fourth Street, P.O. Box 325, Lewiston, NY 14092. Tribune/Sentinel
November 18, 2022

LEGAL NOTICE

PLEASE TAKE NOTICE that a public hearing will be held before the Zoning Board of Appeals, for the following: **100 S. Third Street** – On the advisability of granting appeal to Sec. 8 - Zoning Schedule; to David Olin who is requesting a 7-foot rear setback variance from the required 15-foot setback, and a 12.5% area coverage variance from the required 50% area coverage; to erect a residential home with a business office with an 8-foot rear setback and 62.5% area coverage. This property was granted a variance to allow 57.3% area coverage to the prior owner of the property. The Planning Commission has also requested the Zoning Board of Appeals review the approved uses for the R-B-2 district, to determine if a residential home with a business office is a permitted use at 100 S. Third Street, Lewiston, NY 14092, SBL #101.10-2-51. This property is zoned R-B-2, Retail Business.

401 Cayuga Street – On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Neal Belden who is requesting a 10.2-foot side setback variance from the required 15-foot setback, and a 17-foot rear setback variance from the required 20-foot required setback. The appeal is also requesting use of a two family property in the R-1A Zoning District. The request is for an addition to an existing accessory building to be 3 feet from the rear and 4.8 feet from the side at 401 Cayuga Street, Lewiston, NY 14092, SBL # 101.14-2-1. This property is zoned R-1A, Residential, Single Family Medium Density.

315 Center Street – On the advisability of granting appeal to Sec. 8 – Zoning Schedule; to Herb Richardson who is requesting a 10-foot side setback on the east side, a 5-foot side setback on the west side from the permitted 10-foot requirement. Also, granting appeal to Sec. 12-Parking; for a variance of four parking spots, to allow 10 spots from the required 14 at 315 Center Street, Lewiston, NY 14092, SBL #101.10-2-53. This property is zoned R-B-2, Retail Business. The meeting will take place on Tuesday, November 29, 2022 at 6:30 PM in the Village Board Room, located at 145 N. 4th Street, Lewiston, NY 14092. All persons interested in this matter may attend the meeting and be heard. Tribune/Sentinel
November 18, 2022