

LEGAL NOTICE
CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD AGENDA
COUNCIL CHAMBERS
TIME: 6:00 PM
Wednesday March 16, 2022

AGENDA:

Item #1
Site Plan Review

Devon Blowers/Rick Folger
114116 Center St
Construction of new build

Item #2
Site Plan Review

Harold Scheg
1447 Electric Ave
Request to open motor cycle repair shop

Item #3
Site Plan Review

Global Concepts
186 Roland Ave
Requesting to build culinary building

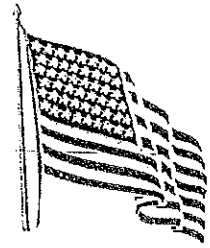
Item #4
Site Plan Review

Haven Architecture
113-119 Steelawanna Ave
Request to build 4 apartment units



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: 22 FEB 2022

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: 1447 ELECTRIC AVENUE

S.B.L. No. _____

Description of Proposed Project: MOTOR CYCLE REPAIR SHOP

SEE ATTACHED

Richard Stanton
 Director of Development

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.

HAROLD T SCHEG
Name of Applicant

H. T. L. 83
Signature of Applicant

Address of Applicant

Applicant Phone No.

Applicant's Email

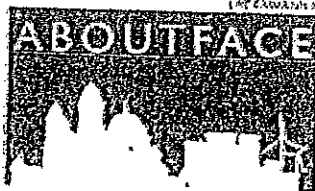
LESSEE
Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: Christopher Groykowski

Address

Lackawanna N.Y. 14218



Richard Stanton
Director of Development



Southtown's Cycle Service

To: Lackawanna Department of Development

Subj: Site Plan Review for 1447 Electric Ave

1. Description of Proposed Project: Open a Motorcycle Repair Shop
 - a. Location: 1447 Electric Ave, Lackawanna NY:
 - b. Hours Of Operation:

Monday – Saturday 10:00am 6:00pm
 - c. Parking will be available at Don's Automotive (1440 Electric Ave)
 - d. Type of work to be performed on site:
 - NYS Inspections (Await approval from Dept of Transportation)
 - NYS Repair Facility (Await approval from Dept of Transportation)
 - General repairs to include:
 - Engine tune-ups
 - Rebuilds
 - Oil & Filter Changes
 - Brakes
 - Tires
 - e. Waste Disposal:
 - Regular trash will be disposed of every Tuesday
 - Scrap metal will be properly disposed of monthly
 - Used waste Oil will be disposed of by Safety Kleen
2. Point of contact, Harold Scheg

HOUSE IN BACK OF PROPERTY

DRIVEWAY

GARAGE DOOR

MAIN DOOR

30'4"

19'

19'4"

10'4"

LANDSCAPE STORAGE AREA

SHOP AREA

UTILITY ROOM

30'8"

WINDOW

STORE

DOOR TO BOYS ROOM

SINK

TOILET

UTL SINK

STORAGE CLOSET

Show Room / CUST AREA

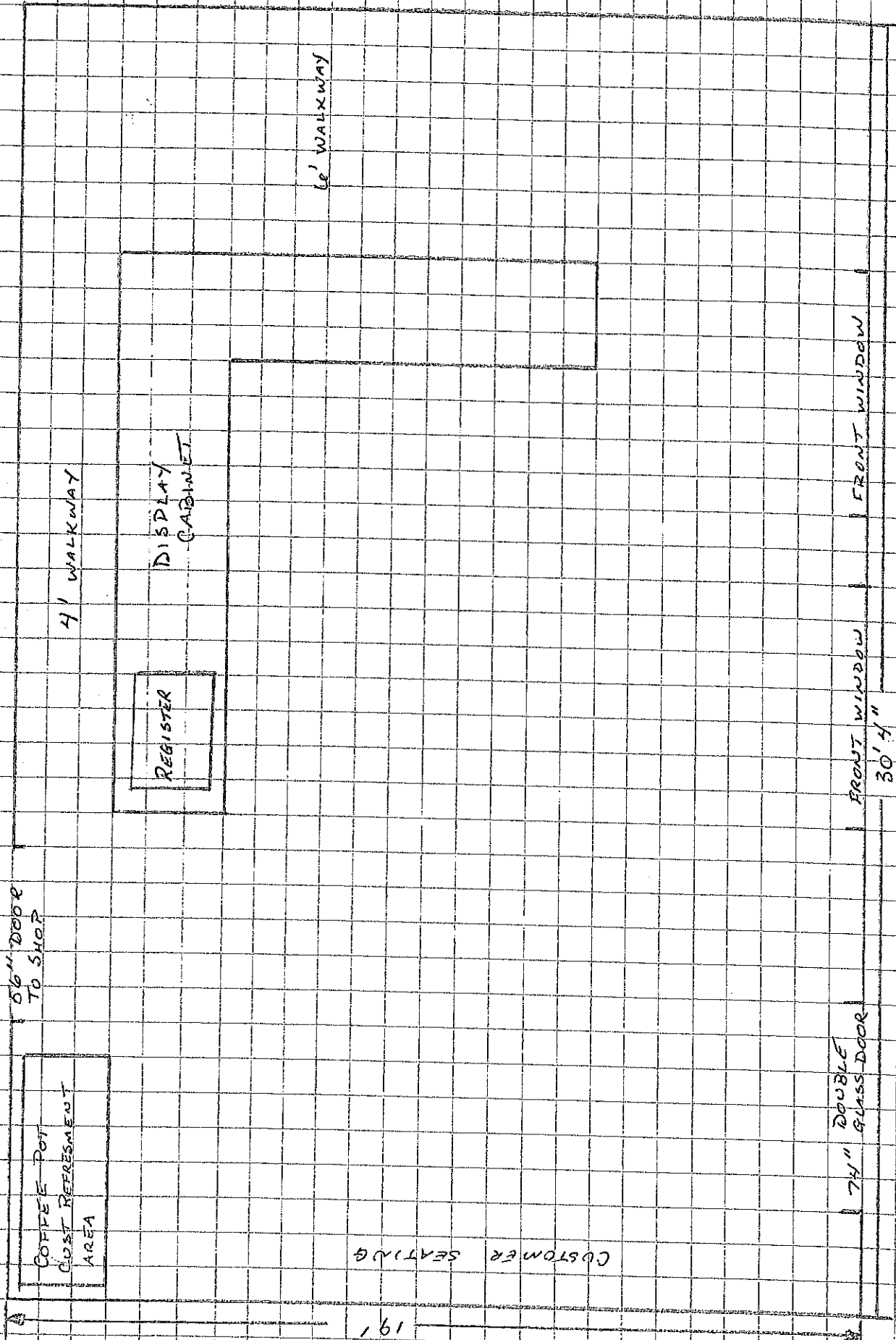
19'

FRONT DOOR

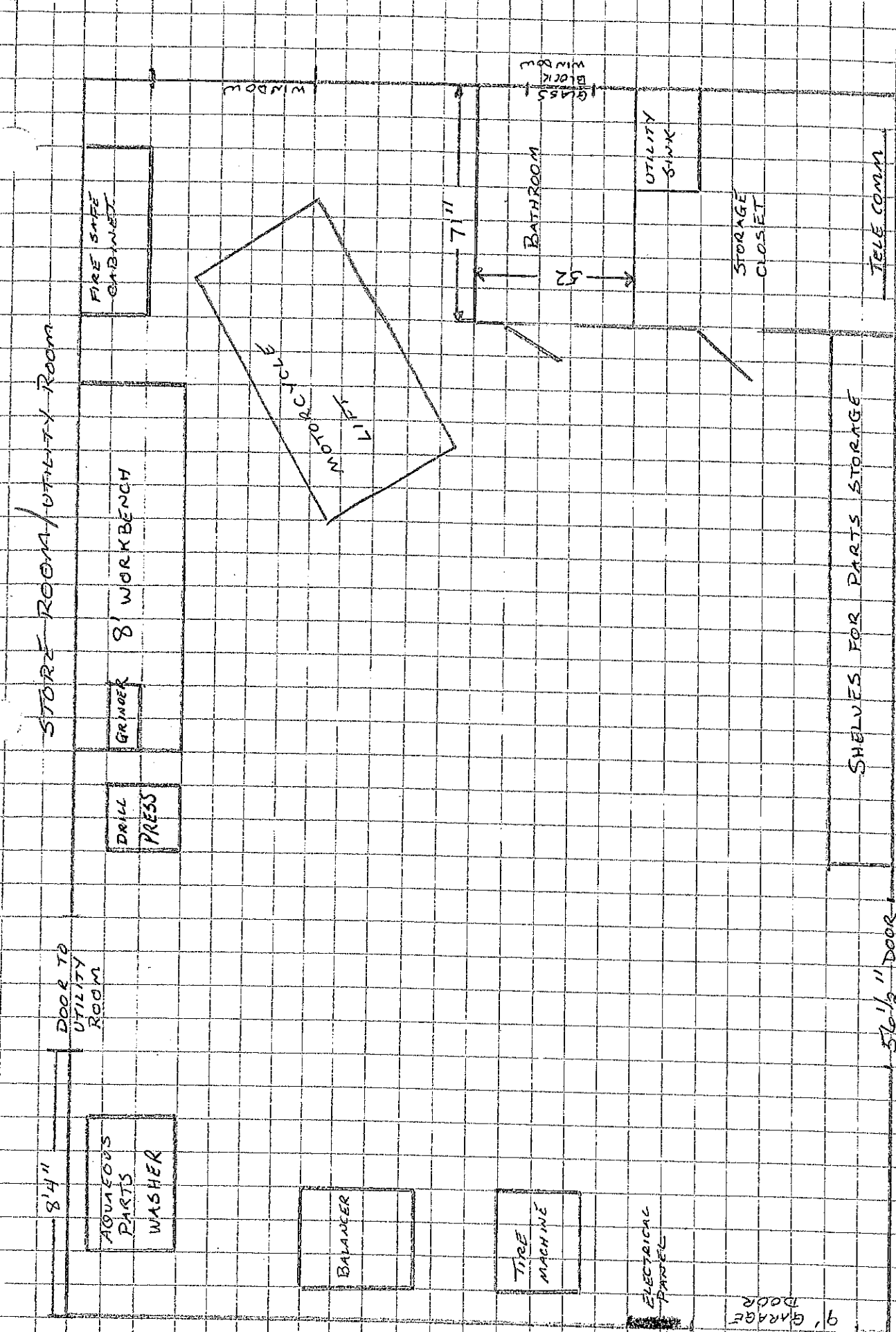
WINDOW

WINDOW

1



1447 ELECTRIC AVE
STREET



SHELVES FOR PARTS STORAGE

STORE FRONT

56 1/2" DOOR

9' GARAGE DOOR

DRIVE WAY

DOOR TO UTILITY ROOM

8'4"

AQUAFOODS PARTS WASHER

BALANCER

TIRE MACHINE

ELECTRICAL PANEL

DRILL PRESS

GRINDER

8' WORK BENCH

FIRE SAFE CABINET

MOTOR CYCLE

BATHROOM

UTILITY SINK

STORAGE CLOSET

TELE COMM

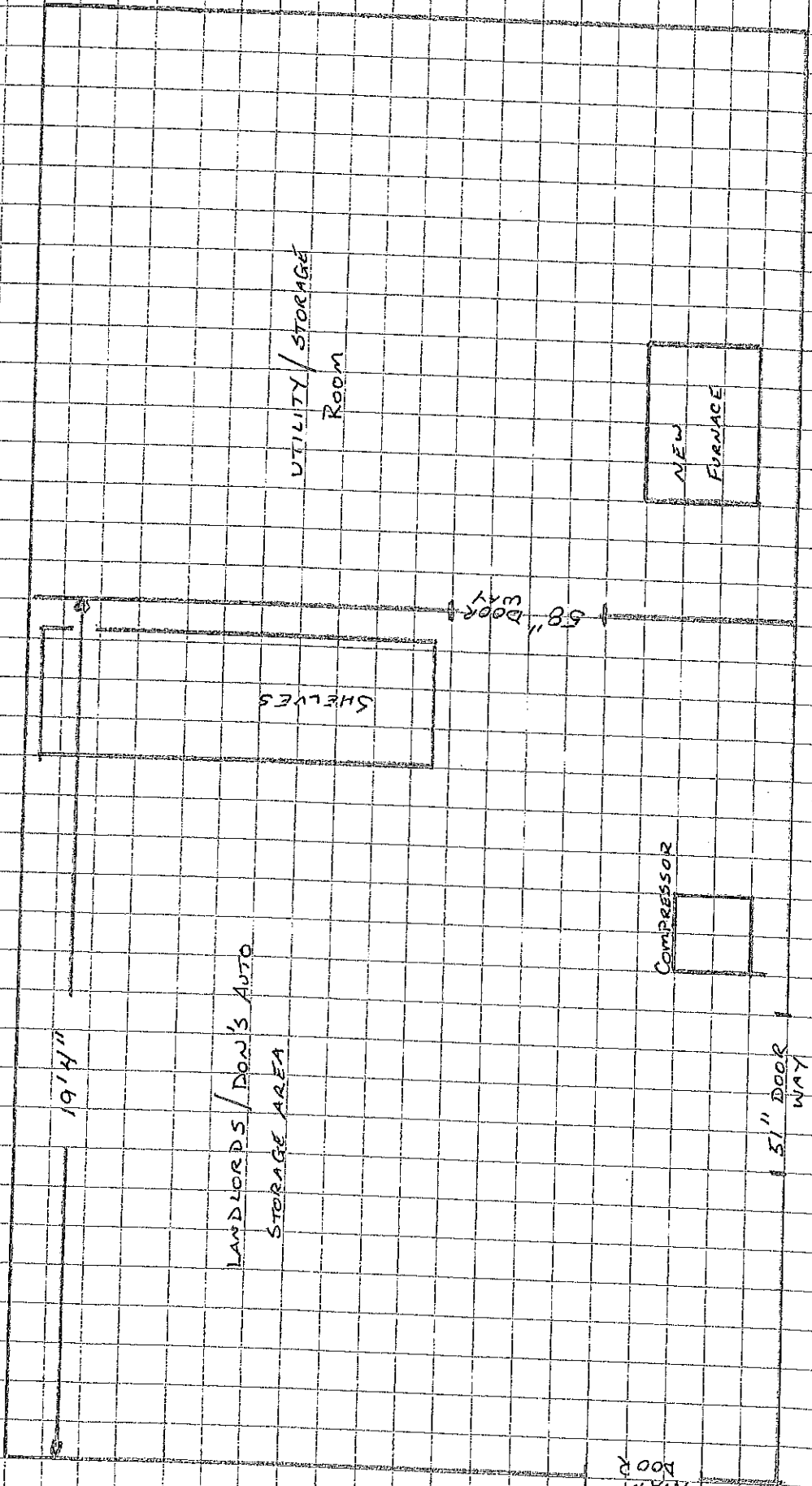
WINDOW

GLASS BLOCK WINDOW

7'11"

52"

HOUSE IN BACK



LANDLORDS / DON'S AUTO STORAGE AREA

UTILITY / STORAGE ROOM

NEW FURNACE

COMPRESSOR

SHELVES

19'4"

58" DOOR WAY

51" DOOR WAY

MAN ROOF

DRIVE WAY



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 8, 2022

Harold T. Scheg

Re: 1447 Electric Ave

Site Plan Review

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: March 16, 2022

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

D. H. ...



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. <input checked="" type="checkbox"/> Site Plan Review | 2. <input type="checkbox"/> Special Use Permit |
| 3. <input type="checkbox"/> Development Plan Review | 4. <input type="checkbox"/> Variance |
| 5. <input type="checkbox"/> Zoning Law Appeals | |

Property owner: Harold Scheg

Address: 1447 Electric Ave

In reference to: Requesting to open motor cycle repair shop

You are entitled to appear at the public hearing scheduled for 03/16/22@ 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

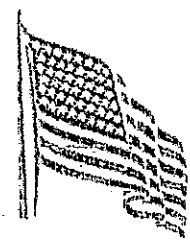
If you have any questions regarding the meeting, please call 716-827-6474

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: 1-26-2022

Application No. _____

Site Plan Review

Filing Fee \$10.00

- 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
- \$ 50.00
 \$ 200.00
 \$ 400.00
 \$ 400.00
 \$ _____
 \$ 500.00
 \$ 50.00

- Special Use Permit
- Development Plan Review

Property Address: 186 Roland Avenue, City of Lackawanna,
142.78-4-17.1 NY

Description of Proposed Project: Construction of 3-story
building (34,209 gross square feet + 11,403
gross square feet footprint) for use as culinary
school (first floor) and related, future school
uses (second + third floors).

Richard Stanton
 Director of Development

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.

Global Concepts
Charter School

Name of Applicant

1159 Abbott Road
Buffalo, NY 14220

Address of Applicant

Applicant's Email

PJ

Signature of Applicant

Applicant Phone No.

Project Attorney

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

Property Owner:

NAME: Global Concepts Charter School

Address: 1159 Abbott Road
Buffalo, NY 14220

Note: All correspondence should be sent to Project Attorney:

Peter J. Sorgi, Esq.
Hopkins Sorgi + McCarthy PLLC
726 Main Street, Suite B
East Aurora, NY 14052

psorgi@hsmlegal.com



Richard Stanton
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.

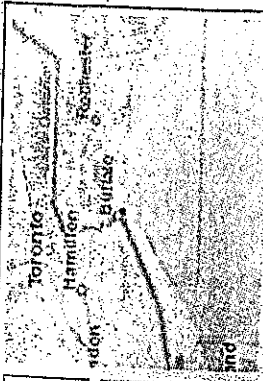
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Global Concepts Charter School construction of culinary school building and accessory uses			
Project Location (describe, and attach a location map): 186 Roland Avenue, City Lackawana, NY (SBL No. 142.78-4-17.1			
Brief Description of Proposed Action: Construction of 3-story building (34,209 gross square feet / 11,403 gross square feet footprint), the first floor of which to be utilized as a culinary school, and the second and third floors of which to be utilized for future use by charter school which has other buildings/facilities in proximity to Project Site.			
Name of Applicant or Sponsor: Global Concepts Charter School		E-Mail: psorgl@hsmlegal.com	
Address: 1159 Abbott Road			
City/PO: Buffalo		State: NY	Zip Code: 14220
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 <input checked="" 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: ZBA -- area variances; Building Department -- building permit; City Sewer and Water;			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			acres 0.3782 acres 0.3782 acres 0.656
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Schools <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"/>	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		<input type="checkbox"/>	<input checked="" 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: _____		<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: _____		<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:		
<input checked="" type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> 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
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If Yes,		<input type="checkbox"/> <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input type="checkbox"/> <input checked="" type="checkbox"/>
If Yes, briefly describe:		
City of Lackawanna Municipal Storm Sewer System		
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)?		NO YES
If Yes, explain the purpose and size of the impoundment:		<input checked="" type="checkbox"/> <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Global Concepts Charter School		Date: 1-26-2022
Signature: <u>PS</u>		Title: Project Attorney

Erie County On-Line Mapping Application



- Legend**
- Parcels
 - Streets and Highways
 - Interstate
 - Primary State Road
 - Secondary State Road
 - County Road
 - Local Road
 - Flowline - Large Scale
 - Perennial
 - Intermittent
 - Ephemeral
 - Artificial Path
 - Canal Ditch
 - Coastline
 - Connector
 - Pipeline
 - Underground Conduit

0 0.04 0.1 Miles

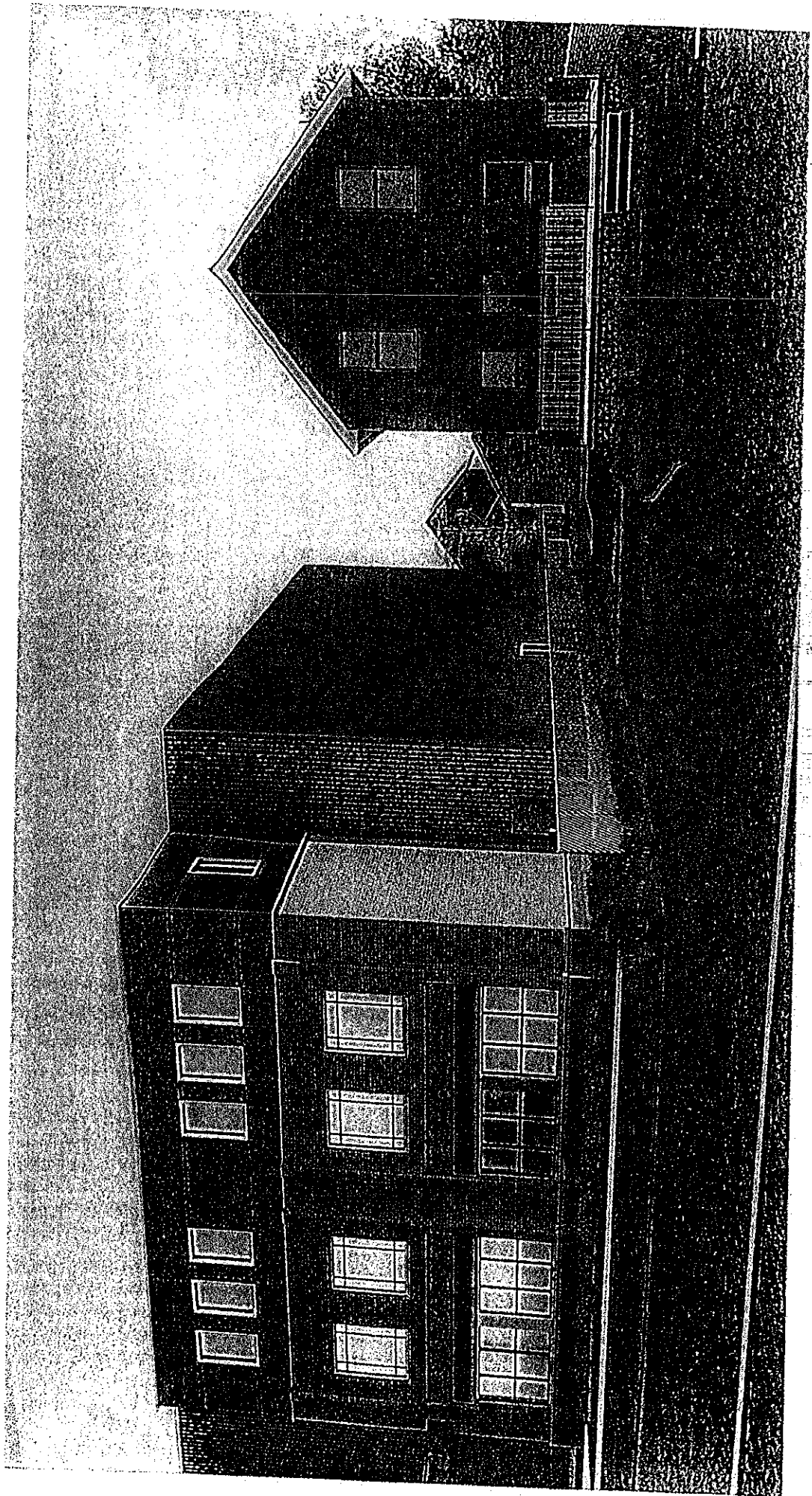
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

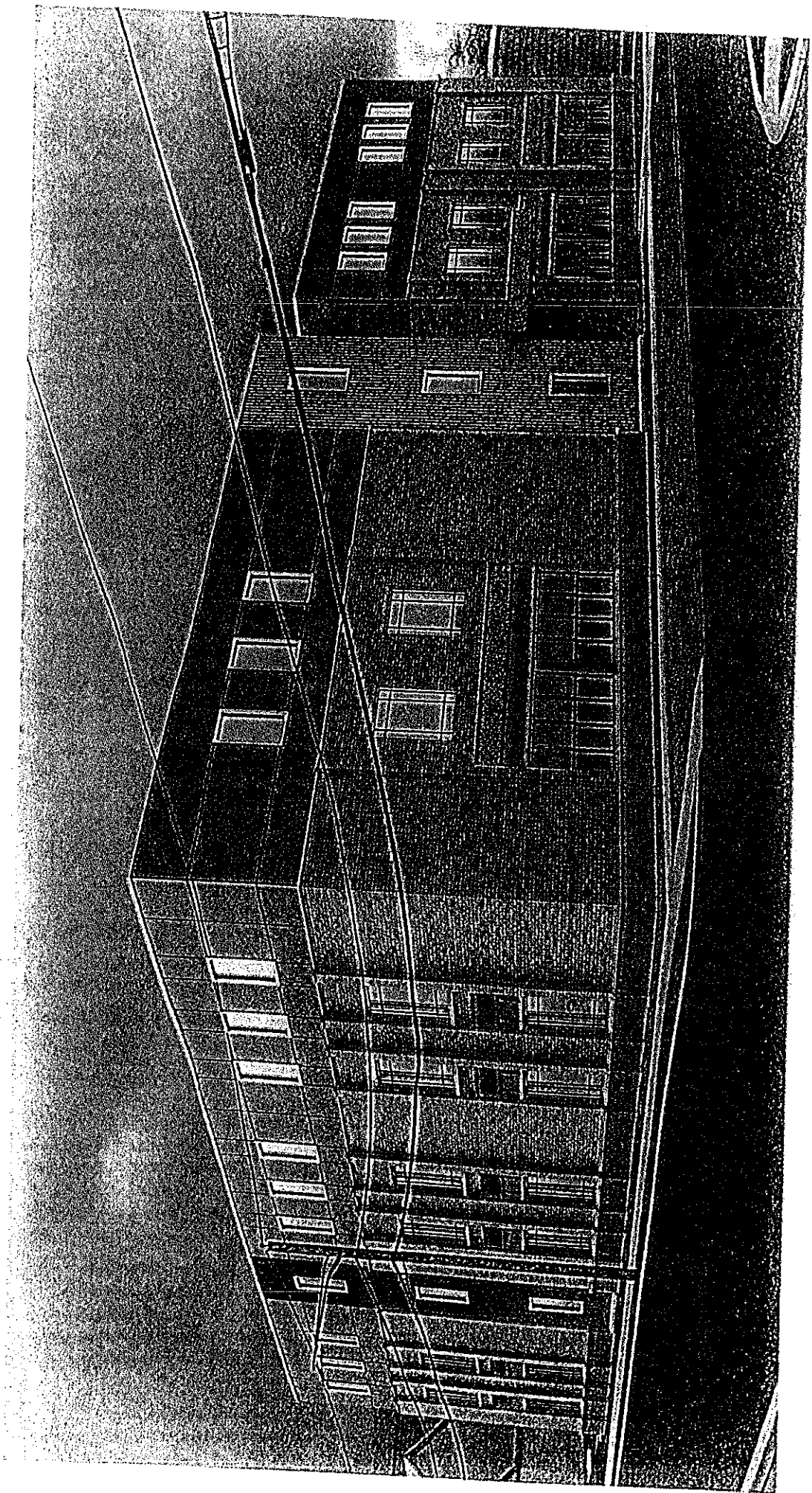
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

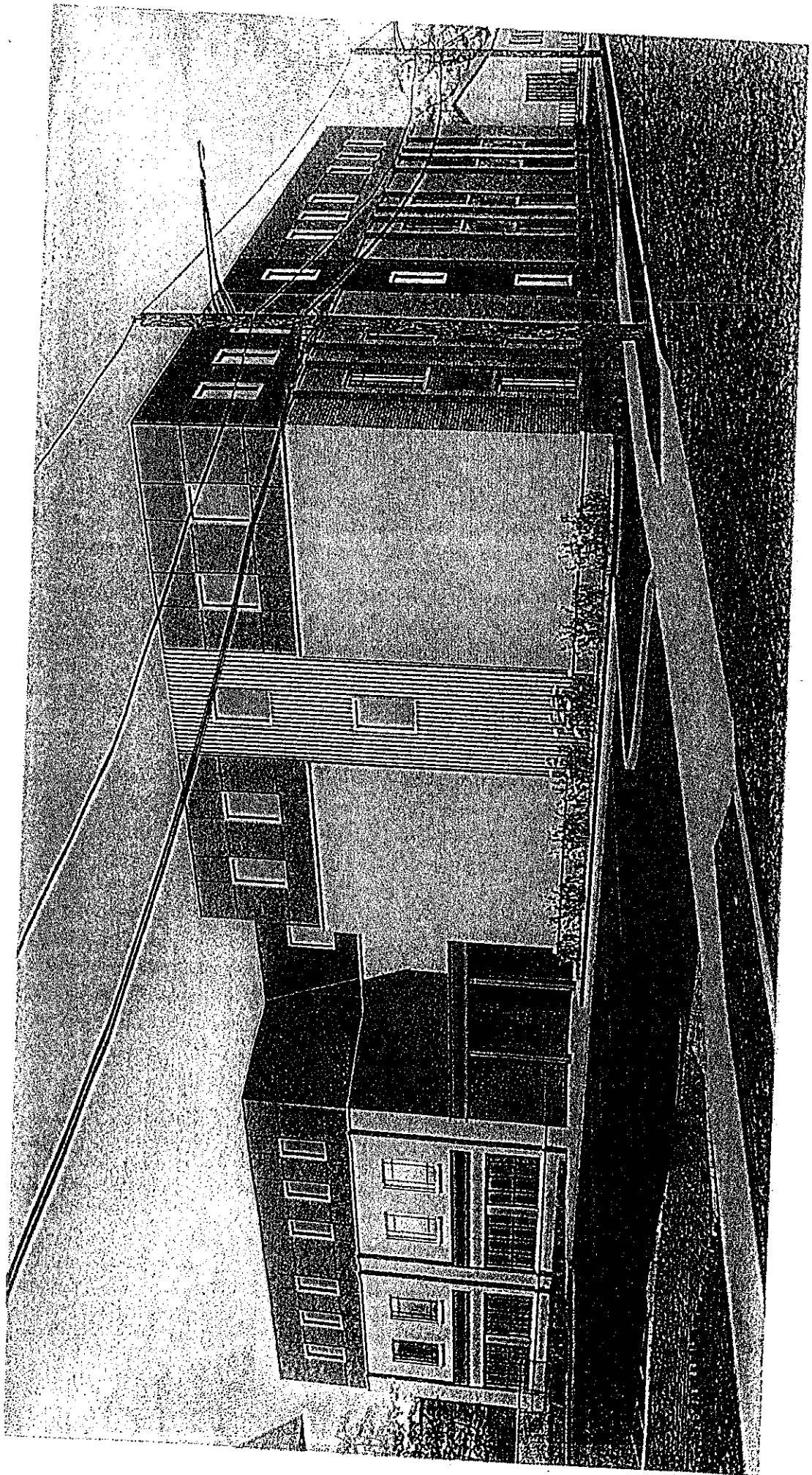
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257











X
186 Roland Ave
186 Roland Ave, Lacka...
42.81° N, 78.83° W

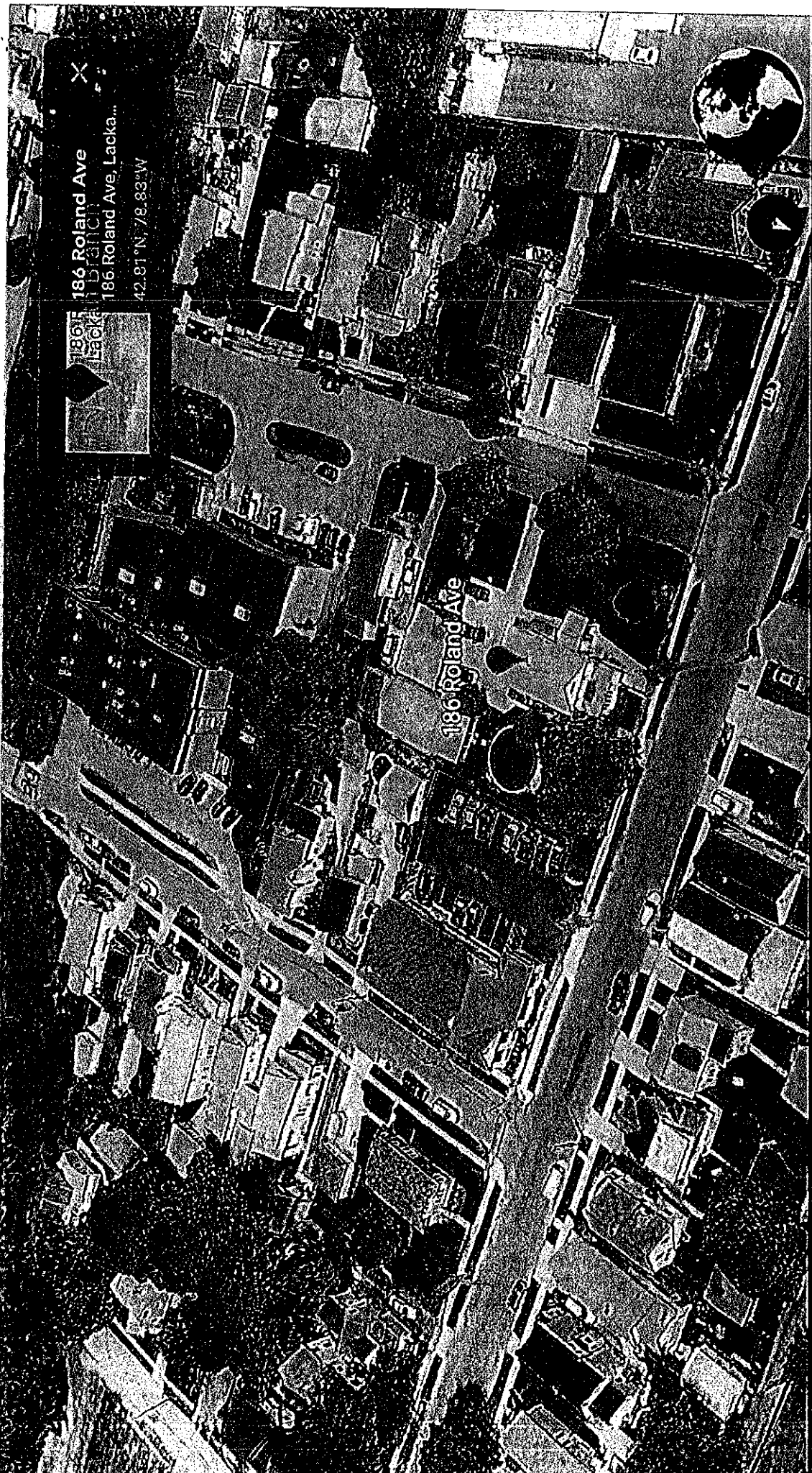


186 Roland Ave

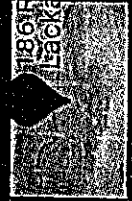
60 ft

Camera: 843 ft 42°48'41"N 78°49'31"W 586 ft

Google Earth
Google



X
186 Roland Ave
186 Roland Ave, Lacka...
42.87° N, 78.83° W



Google Earth

Camera: 1,110 ft 42°48'41"N 78°49'31"W 599 ft

100 ft



ERIE COUNTY, NEW YORK

Interactive Mapping Viewer

Search...

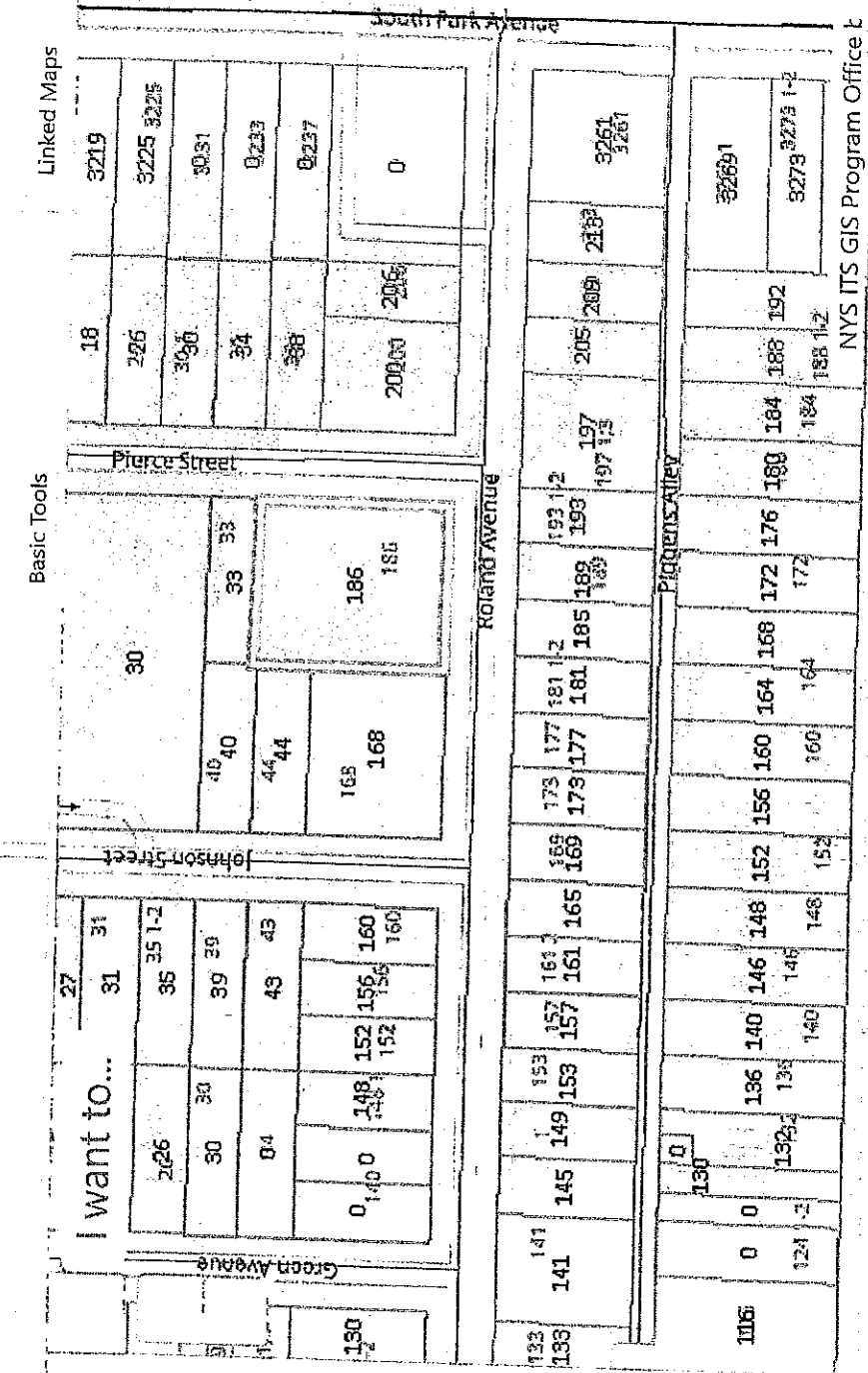
Sign in

Tools Find Data Draw Graphics Measure

Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Next Extent Bookmarks

Identify Home Initial View Print Export Linked Maps

Tool Labels X



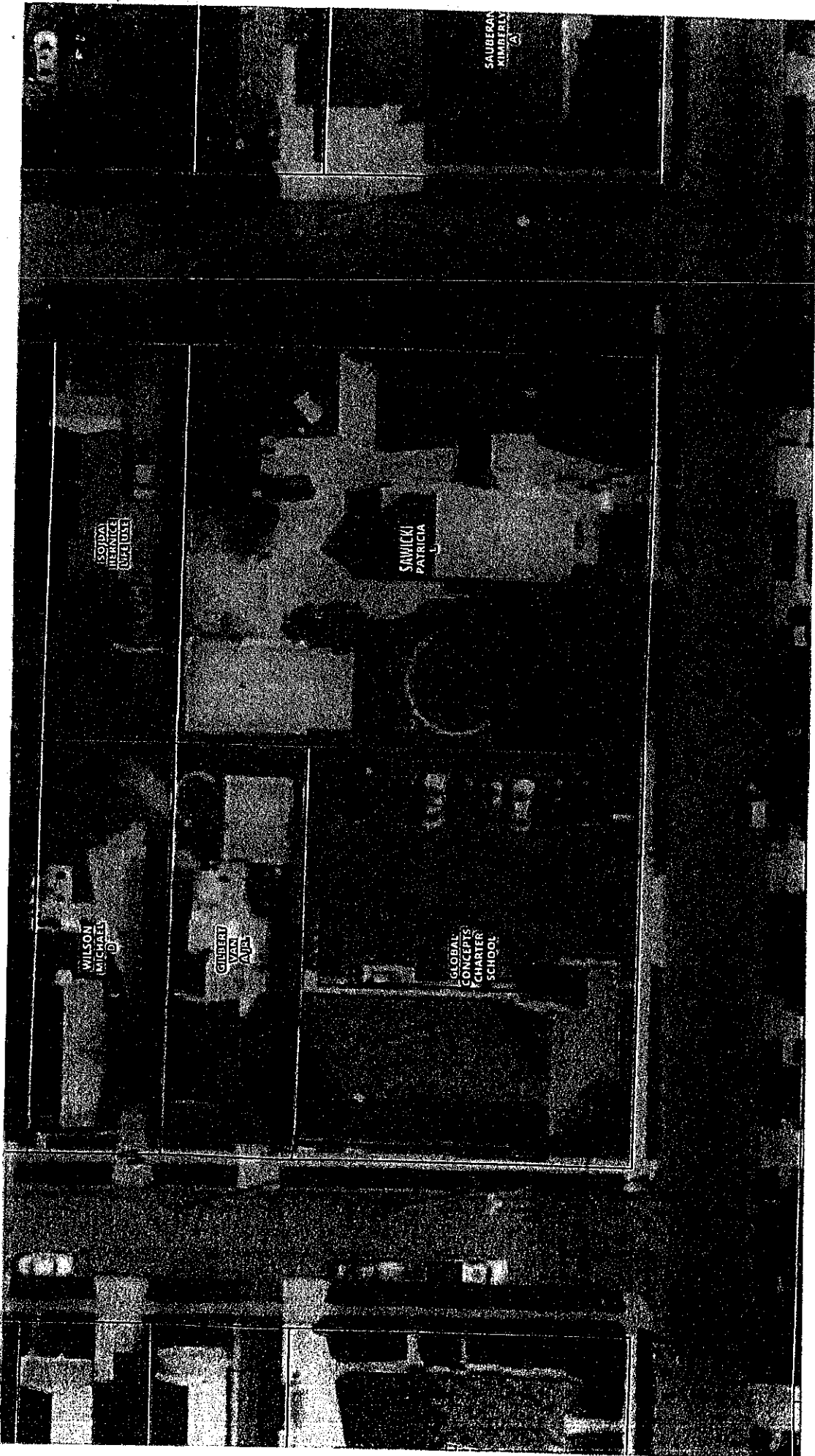
NYS ITS GIS Program Office

Displaying 1 - 1 (Total: 1)

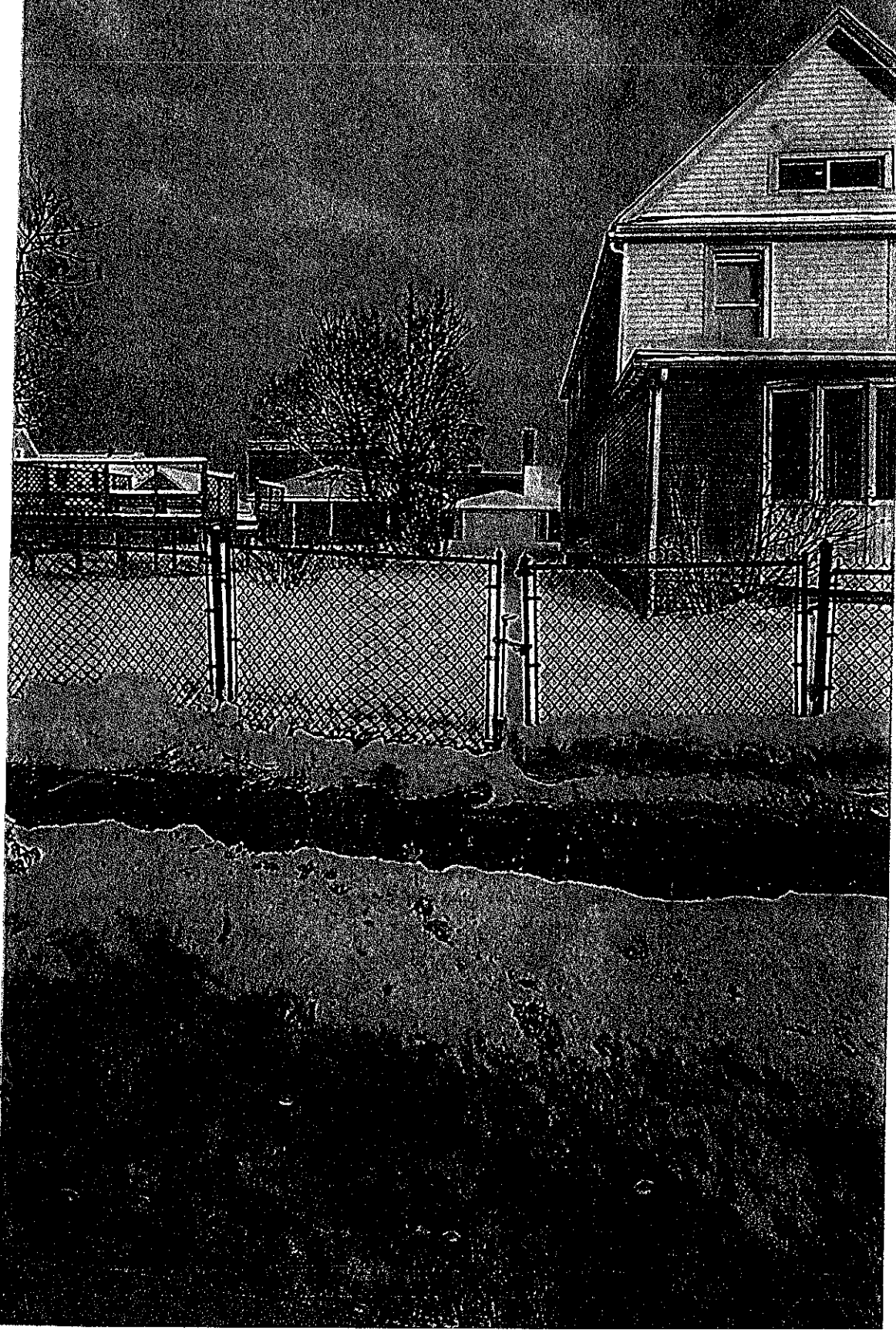
Page 1 of 1

Home Layers Parcels (1)

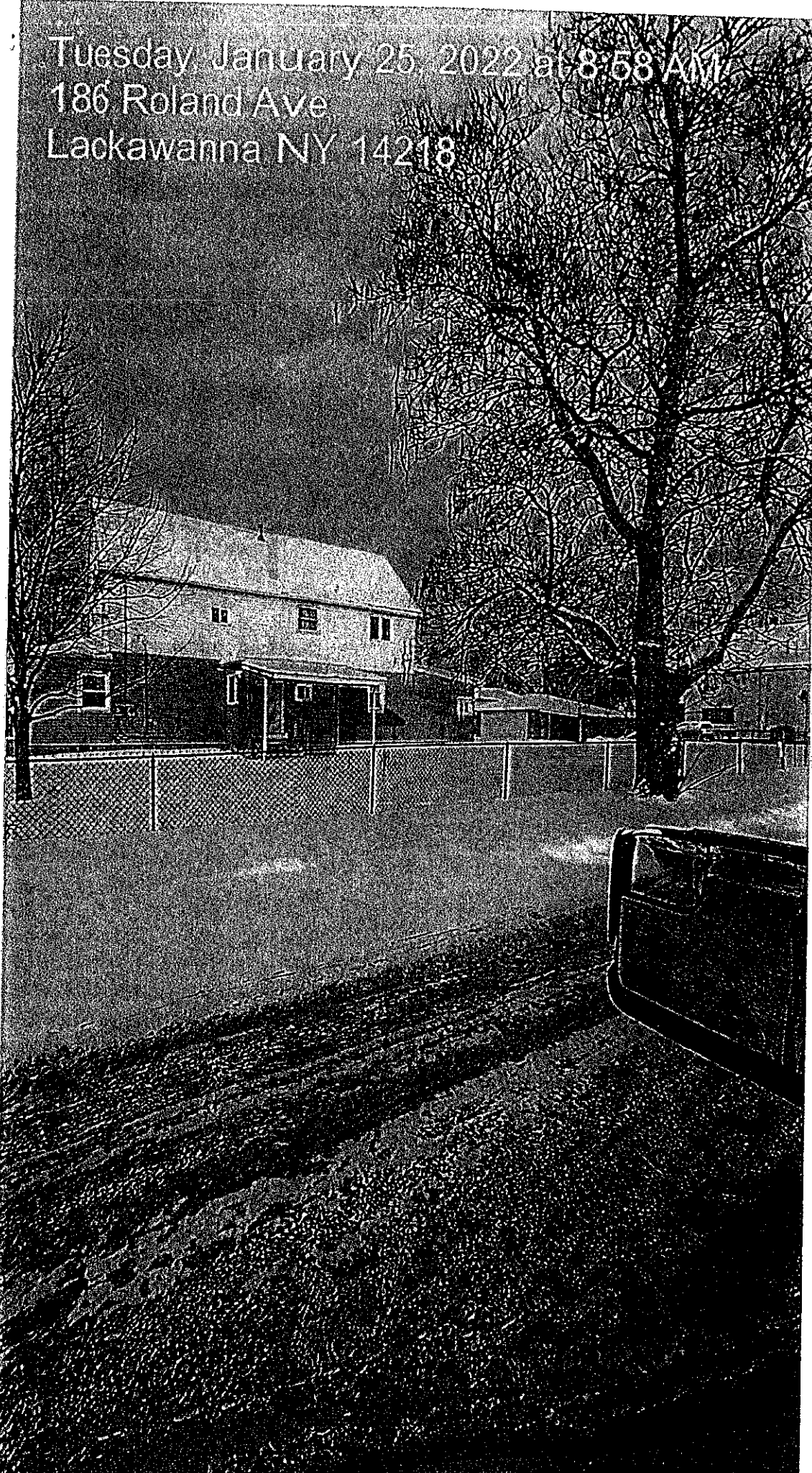
Open Str... 0 100 200ft



Tuesday, January 25, 2022 at 8:58 AM
186 Roland Ave
Lackawanna NY 14218



Tuesday, January 25, 2022 at 8:58 AM
186 Roland Ave
Lackawanna NY 14218





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 8, 2022

Peter Sorgi, Esq
1159 Abbott Rd
Buffalo, NY 14220

Re: 186 Roland Ave

Site Plan Review

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: March 16, 2022

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
See attach sheet



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. <input checked="" type="checkbox"/> Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. _____ Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Peter Sorgi

Address: 186 Roland Ave

In reference to: Requesting to build culinary school

You are entitled to appear at the public hearing scheduled for **03/16/22@ 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:

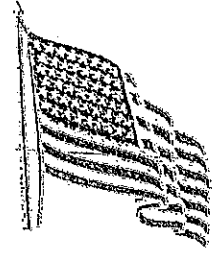
Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

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: FEB. 3 2022

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 } 60
\$ 50.00
 \$ 200.00
 \$ 400.00
 \$ 400.00

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

Property Address: 113, 115 & 119 STEELAWANNA DRIVE

S.B.L. No. _____

Description of Proposed Project: RESIDENTIAL MULTI-FAMILY
4 UNIT

Richard Stanton
Director of Development

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information				
Name of Action or Project: Residential Multi-Family				
Project Location (describe, and attach a location map): 113, 115 & 119 Steebwanna Drive.				
Brief Description of Proposed Action: Residential Multi-Family units.				
Name of Applicant or Sponsor: Jacob Flutton		Telephone:		
Address: P.O. Box 80 East Aurora		E-Mail:		
City/PO: P.O. Box 80 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 <input checked="" type="checkbox"/>	YES <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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.25 acres		
b. Total acreage to be physically disturbed?		0.25 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 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?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <i>Proposed action will meet the minimum state energy requirements</i>		<input type="checkbox"/>	<input checked="" 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: _____		<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: _____		<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

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?

NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

NO YES

Runoff will be directed to storm systems tying into existing storm drains

NO YES

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

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

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

NO YES

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

Applicant/sponsor/name: *JACOB FLITTON*

Signature: *[Signature]*

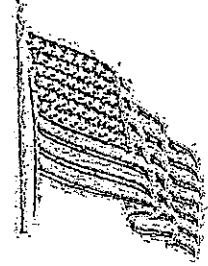
Date: *FEB. 3 2022*

Title: *ARCHITECT*



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road - Room 309
Lackawanna, NY 14218
Tel: (716) 827-6474 Fax: (716) 827-1866



City of Lackawanna Criteria for an Area Variance

(All applicants must answer questions below when an Area Variance is sought)

Before the Zoning Board of Appeals may grant an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (3) whether the requested area variance is substantial;
- (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In order to establish the above please complete the questions below (Please feel free to use additional pages if necessary):

Property Address: 113, 115 & 119 STEELAWANNA DRIVE

1. Will an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, and if not why not?

No undesirable change will be made. The Multi-Family Residential unit will be consistent with the neighborhood.

2. Can the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance, and if not why not?

The variance is minor in its request, other avenues are feasible for development, however the area and the additional unit provided by the variance will bring more residents to the neighborhood - improving a long vacant property.

3. Is the requested area variance is substantial when considered against adopted area zoning regulations?

Not a substantial variance is being requested.


4. Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No adverse effect will be made with the development. The property has been

vacant for years and the development will
be a welcome addition to the area.

5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

Yes, self-created. However the development
of market-rate housing will only enhance
the area.


Sign Above, Print Name Below
JACOB FLITTON



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 8, 2022

Jacob Flitton
P.O. Box 80
East Aurora, NY 14052

Re: 113-119 Steelawanna

Site Plan Review

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: March 16, 2022

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
Annie Morman – 88 Wasson
Mansoor Saleh-105 Steelawanna
Occupant-116 Wasson



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

Property owner: Haven Architecture

Address: 113-119 Steelawanna Ave

In reference to: Requesting to build 4 apartment units

You are entitled to appear at the public hearing scheduled for **03/16/22@ 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