



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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



Mike
 Katrine
 All

APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 4/10/23

Application No. _____

Site Plan Review

Filing Fee \$10.00

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

Property Address: (727 Ridge) 2743 South Park Suite 2743A Lackawanna NY 14214
Back of the Building Suite A

S.B.L. No. _____

Description of Proposed Project: Retail store/showroom
For cash registers/point of sale systems/ATM machines/
SALES - Merchant equipment sales
Credit card processing agent. Computers eq. pr

Mon - Fri 9-5

Lauren Jednak
 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.

AKIL
Akil Naeji
Name of Applicant

AKIL
Signature of Applicant

2743 South Park Ave Suite 2743A
Address of Applicant Lackawanna
NY 14218

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Adeo Properties, Inc.

Address: 1325 Millersport Hwy #109
Williamsville NY 14221

BATH ROOM

BACK ROOM ENTRANCE

OFFICE SPACE

OFFICE SPACE DESK

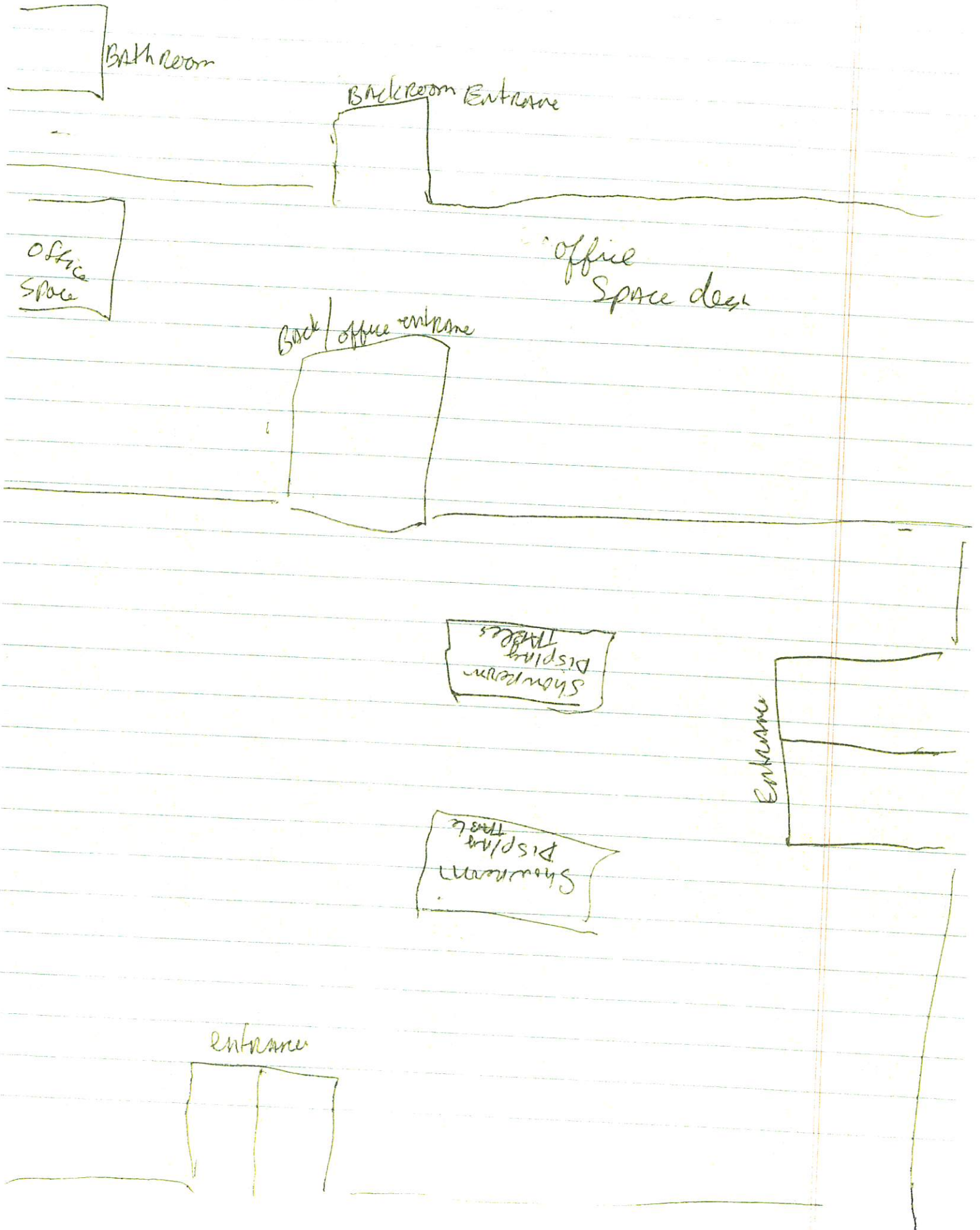
BACK / OFFICE ENTRANCE

SHOW ROOM DISPLAY TABLES

SHOW ROOM DISPLAY TABLE

ENTRANCE

ENTRANCE





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 14, 2023

Akil Nagi
Suite 2743 A
2743 South Park Ave
Lackawanna, NY 14218

Re: 2743 South Park Ave

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: April 26, 2023

Date:

Time: 6:00pm

Time: 5:00pm

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



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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



25 Vehicles Reg or Not

APPLICATION Drawn out Plan to
 TO THE CITY OF LACKAWANNA Code Enforcement
 PLANNING AND DEVELOPMENT BOARD

Kim
 Katrina

Date: 3/9/2023

Application No. A11

Site Plan Review	Filing Fee \$10.00
<u> </u> Less than 0.5 acres	\$ 50.00
<u> </u> 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> \$ 400.00 plus \$ 100.00 per acres	\$ _____
<input checked="" type="checkbox"/> Special Use Permit	\$ 500.00
<u> </u> Development Plan Review	\$ 50.00

Property Address: 180 RIDGE ROAD, LACKAWANNA, NY 14218

S.B.L. No. _____

Description of Proposed Project: Increase number of cars on lot to 30. I am
authorized to have 15 cars, I have presently have 3 cars more on the lot than authorized. These
vehicles belong to my clients. Business is really picking up and I need to increase the number
of cars I can have on the lot. Some cars have to wait on domestic and import car parts that
are sometimes not readily available because of global supply chain bottlenecks. I do not
not wish violate the rules, therefore I request an increase in the total cars I can have on the lot
to accomodate new business,

Lauren Jednak
 Director of Development

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Khadar Mohammed
Name of Applicant

[Signature]
Signature of Applicant

180 Ridge Road
Address of Applicant

716-598-5813
Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME:

Address:

Khadar Mohammed
180 Ridge Road
Lackawanna NY 14218



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 14, 2023

Khadar Mohamed
180 Ridge Rd
Lackawanna, NY 14218

Re: 180 Ridge 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: April 26, 2023

Date:

Time: 6:00pm

Time: 5:00pm

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
Jaarah Yousef – 174 Ridge
Marcus Owens – 206 Ridge



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: Khadar Mohamed

Address: 180 Ridge Rd

In reference to: Request to increase from 15 cars to 30 cars on lot

You are entitled to appear at the public hearing scheduled for **4/26/23@ 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: April 19 2023

Application No. _____

Site Plan Review	Filing Fee \$10.00
<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 3254 South Park Ave.

S.B.L. No. 142.18-3-2

Description of Proposed Project: Request to review site plan to removal U-haul trucks and add more amount of cars to be for sale. NOT going to be doing U-haul.

5 car sale

Kat
 Debbie
 All

Needs a fence
 Along the property

Lauren Jednak
 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.

Tarek Shafiq
Name of Applicant

[Signature]
Signature of Applicant

42 Woodside ave Buffalo
Address of Applicant 14220

Applicant Phone No. _____

Applicant's Email _____

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

Property Owner:

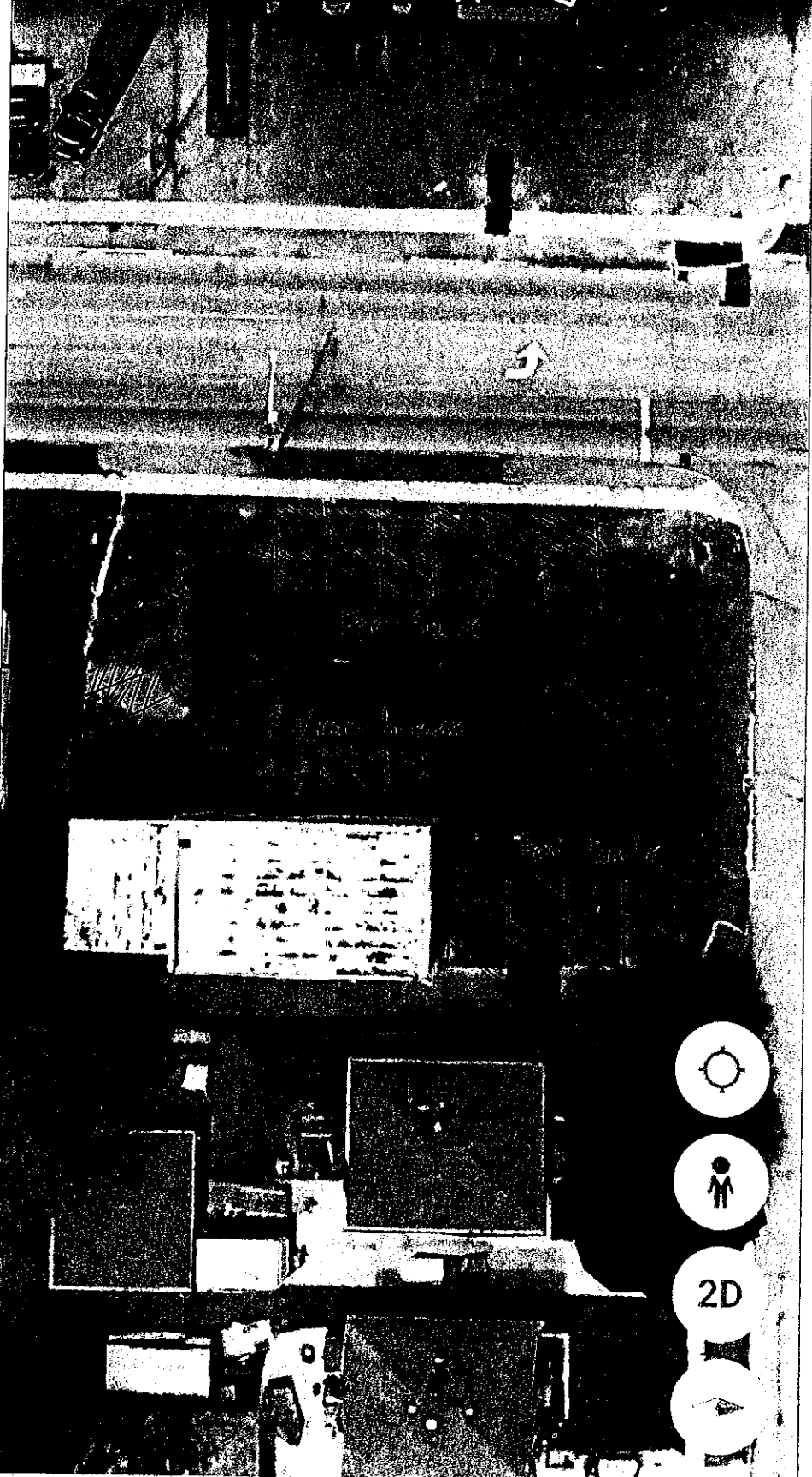
NAME: Nabil Hagagi

Address: _____

Lauren Jednak
Director of Development

10:57 ring FREE

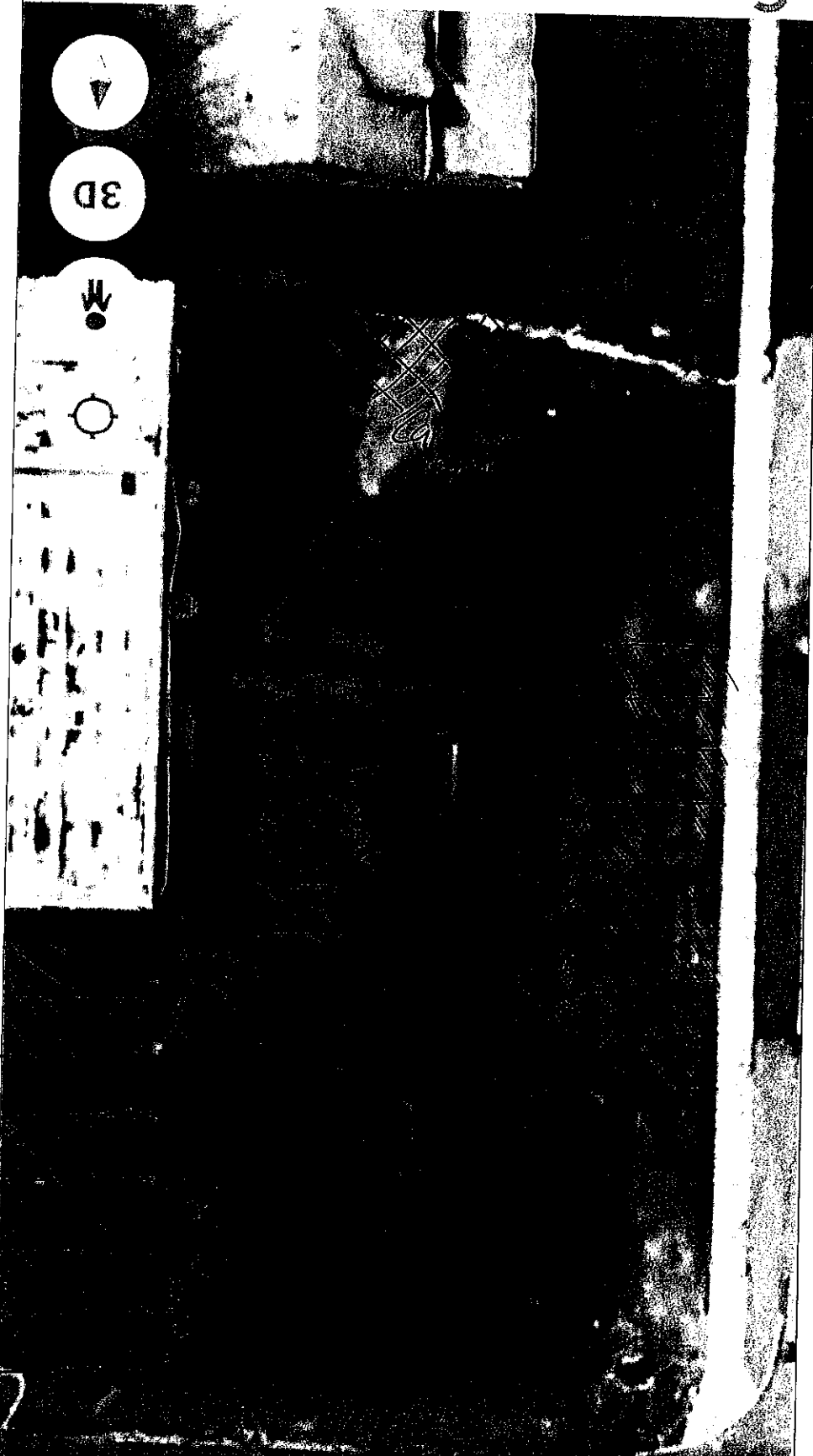
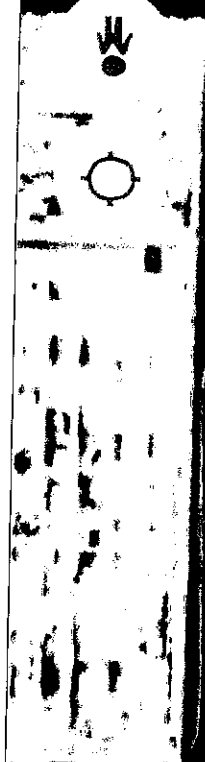
5G 21%



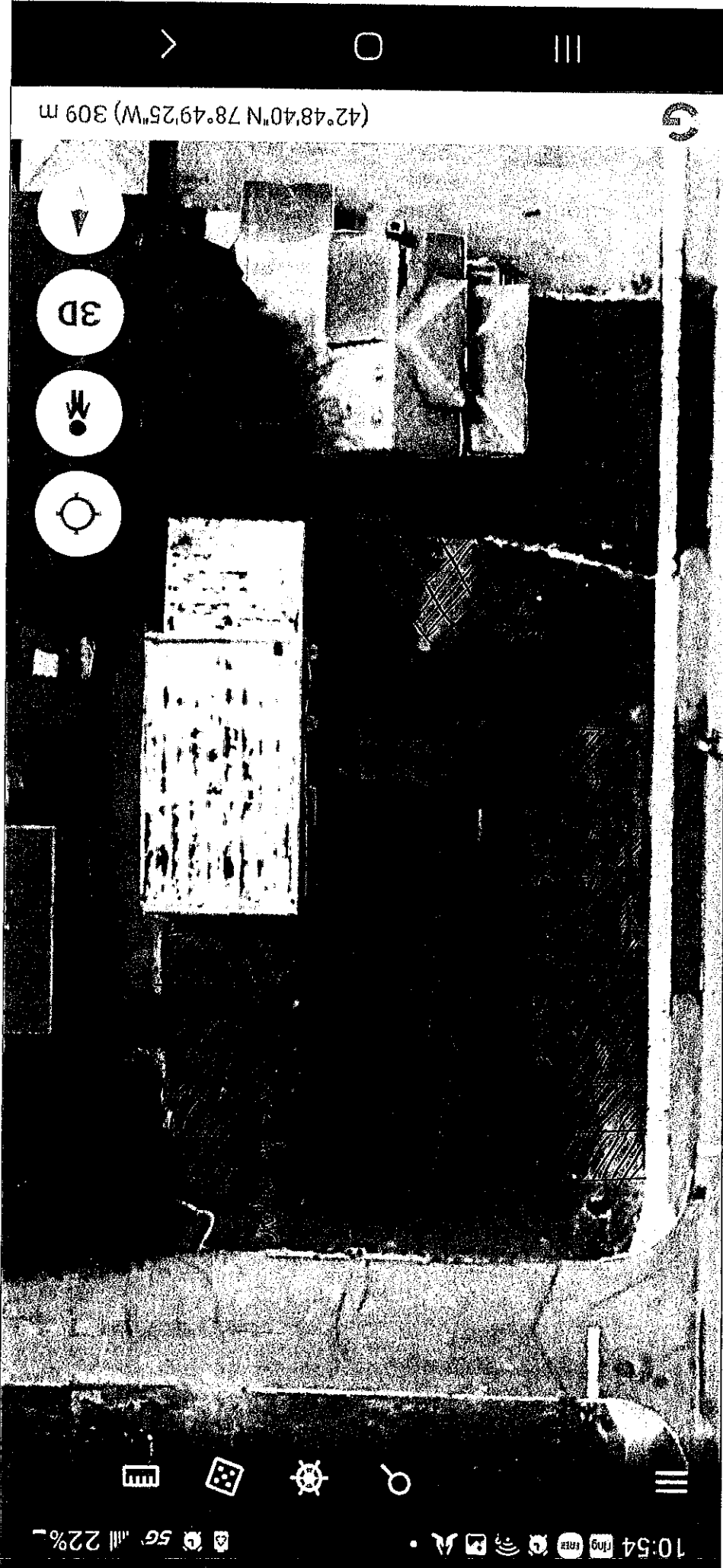
(42°48'40"N 78°49'24"W) 333 m



(42°48'40"N 78°49'25"W) 271 m



10:53 5G 22%



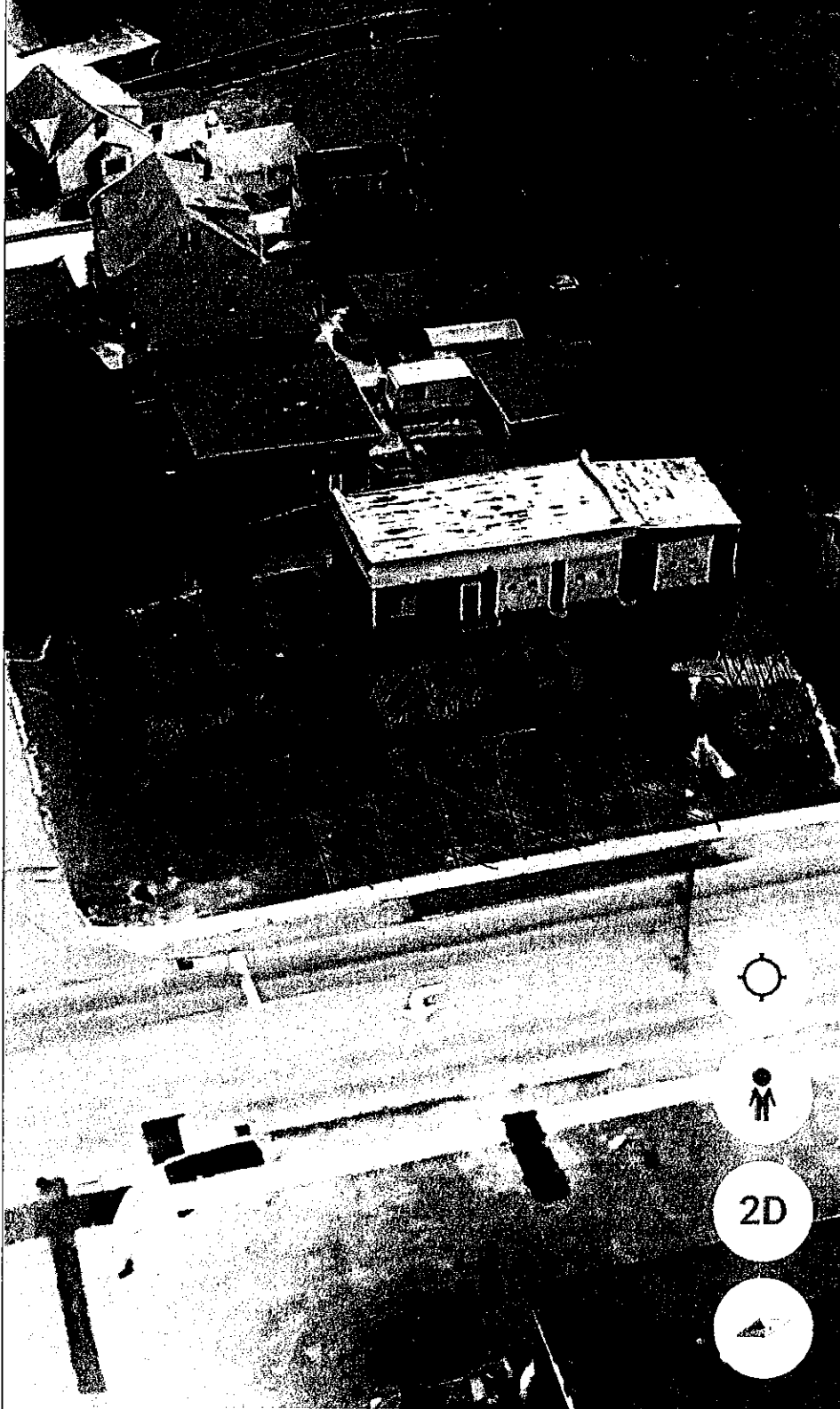
(42°48'40"N 78°49'25"W) 309 m



10:54 THU 22% 5G

10:56 ring FREE

5G 21%



2D



(42°48'41"N 78°49'30"W) 259 m





(42°48'40"N 78°49'30"W) 250 m ▲





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 14, 2023

Tarek Shafie
42 Woodside Ave
Buffalo, NY 14220

Re: 3254 South Park Ave

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: April 26, 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
Jason Surdyke- 13 Sharon
Donald Campbell – 3270 South Park



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: Tarek Shafie

Address: 3254 South Park Ave

In reference to: Request to remove U Haul trucks and add more cars

You are entitled to appear at the public hearing scheduled for **4/26/23 @ 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: 03/22/23

Application No. _____

Site Plan Review

Filing Fee \$10.00

<u> </u> Less than 0.5 acres	\$ 50.00
<u> </u> 0.5 to 1.0 acres	\$ 200.00
<u> X </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> X </u> Special Use Permit	\$ 500.00
<u> </u> Development Plan Review	\$ 50.00
	\$910.00

Property Address: 8 Dona Street, Lackawanna, NY 14218

S.B.L. No. 141.11-1-48.13

Description of Proposed Project: Tenant Max Advanced Brakes to occupy 43,352 SF (2,442 SF office & 40,910 SF warehouse) at 8 Dona Street (151,200 SF total). Intended use is storage/ warehousing of product and office.

Bob
 Mike
 All

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: Max Advanced Brakes			
Project Location (describe, and attach a location map): 8 Dona Street, Lackawanna NY 14218			
Brief Description of Proposed Action: Tenant Max Advanced Brakes to occupy 43,352 SF (2,442 SF office & 40,910 warehouse) at 8 Dona Street (151,200 SF total). Intended use is storage/ warehousing of product and office			
Name of Applicant or Sponsor: Kevin B. Kirk, RA - Uniland Development Company		Telephone: (716) 834-5000 ext 565	
Address: 100 Corporate Parkway - Suite 500		E-Mail: kkirk@uniland.com	
City/PO: Amherst		State: NY	Zip Code: 14226
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:			YES <input 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?			NO <input checked="" type="checkbox"/>
		8.36 acres 8 Dona Street Site Area	
		1.85 acres Area occupied by tenant TQA	
		16.65 acres 8 Dona Street & Parcel 6 Site Area	
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 type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	NO	YES	
	<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? 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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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?

Peregrine Falcon, Lake Stur

NO	YES
<input type="checkbox"/>	<input checked="" 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?

If 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:

N/A

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

N/A

NO	YES
<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?

If Yes, describe:

N/A

NO	YES
<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?

If Yes, describe:

Remediation Sites: C915198H, Remediation Sites C915198K, Remediation Sites: C915197L, NYS Heritage Areas: West Erie Canal Corridor.

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

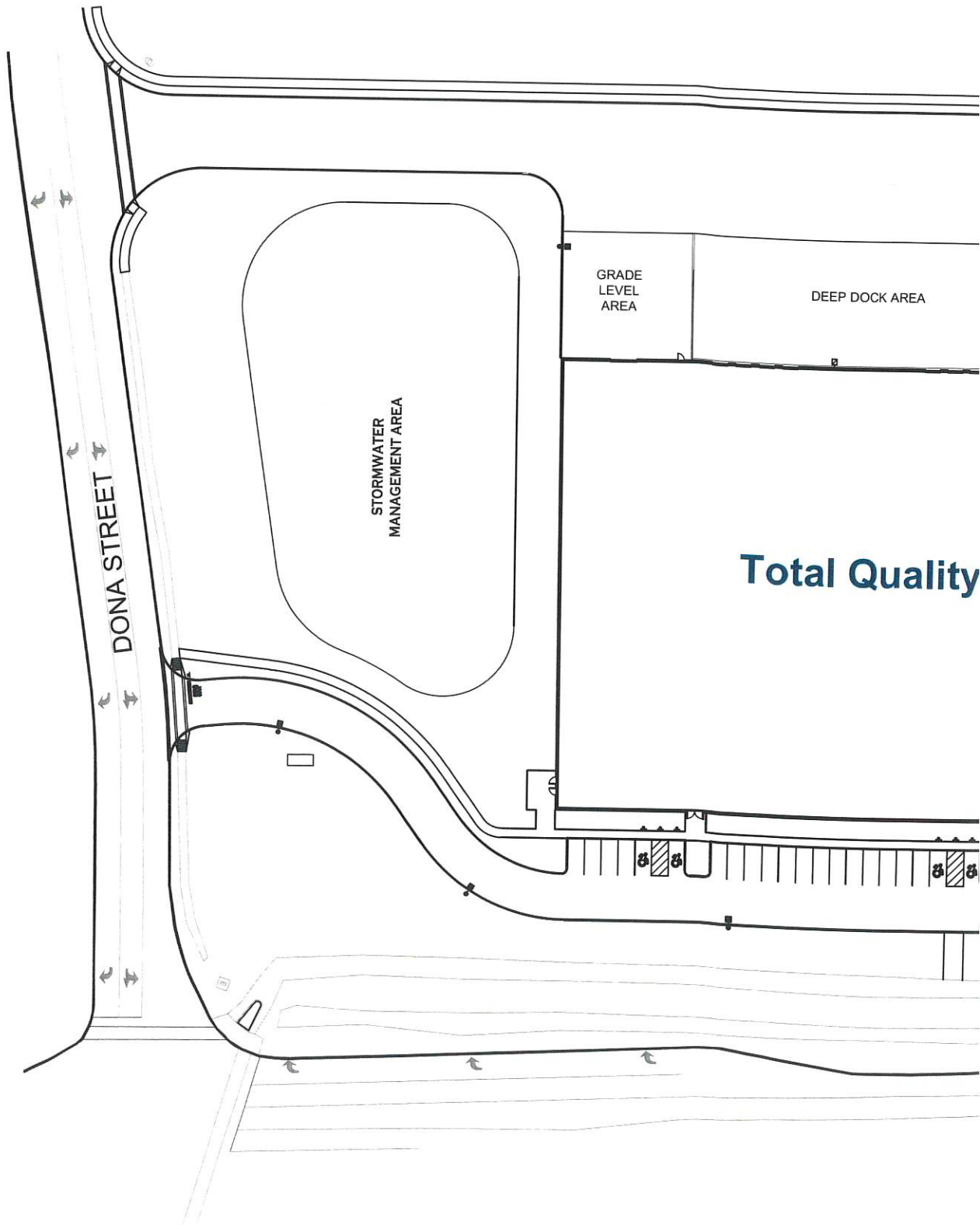
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kevin B. Kirk, RA

Date: 03/22/23

Signature: *K. B. Kirk*

Title: DIRECTOR OF PLANNING & DESIGN



Total Quality

8 Dona Street | Renaissance Commerce Park | Lackawanna, New York





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 14, 2023

Kevin B. Kirk, RA Uniland Development
100 Corporate Parkway- Suite 100
Amherst, NY 14226

Re: 8 Dona St

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: April 26, 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
Jason Surdyke- 13 Sharon
Donald Campbell – 3270 South Park



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 4/14/2023

Application No. _____

Site Plan Review

Filing Fee \$10.00

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

Property Address: 539 Ridge Road

S.B.L. No. 142,37-4-1.11

Description of Proposed Project: (Please see attached)

New construction.

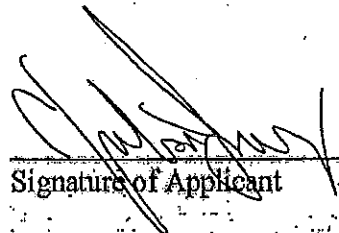
Neg Deck
Bob
Debbie
All

Mike
Bob
All

Lauren Jednak
 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.

Julian Looney
Name of Applicant


Signature of Applicant

Seneca ONE TOWER, Suite 2400
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

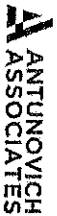
NAME: Douglas Development

Address: Seneca ONE TOWER Suite 2800

THE GATEWAY AT LACKAWANNA

ZONING PACKAGE

APRIL 14, 2023





PROJECT SITE

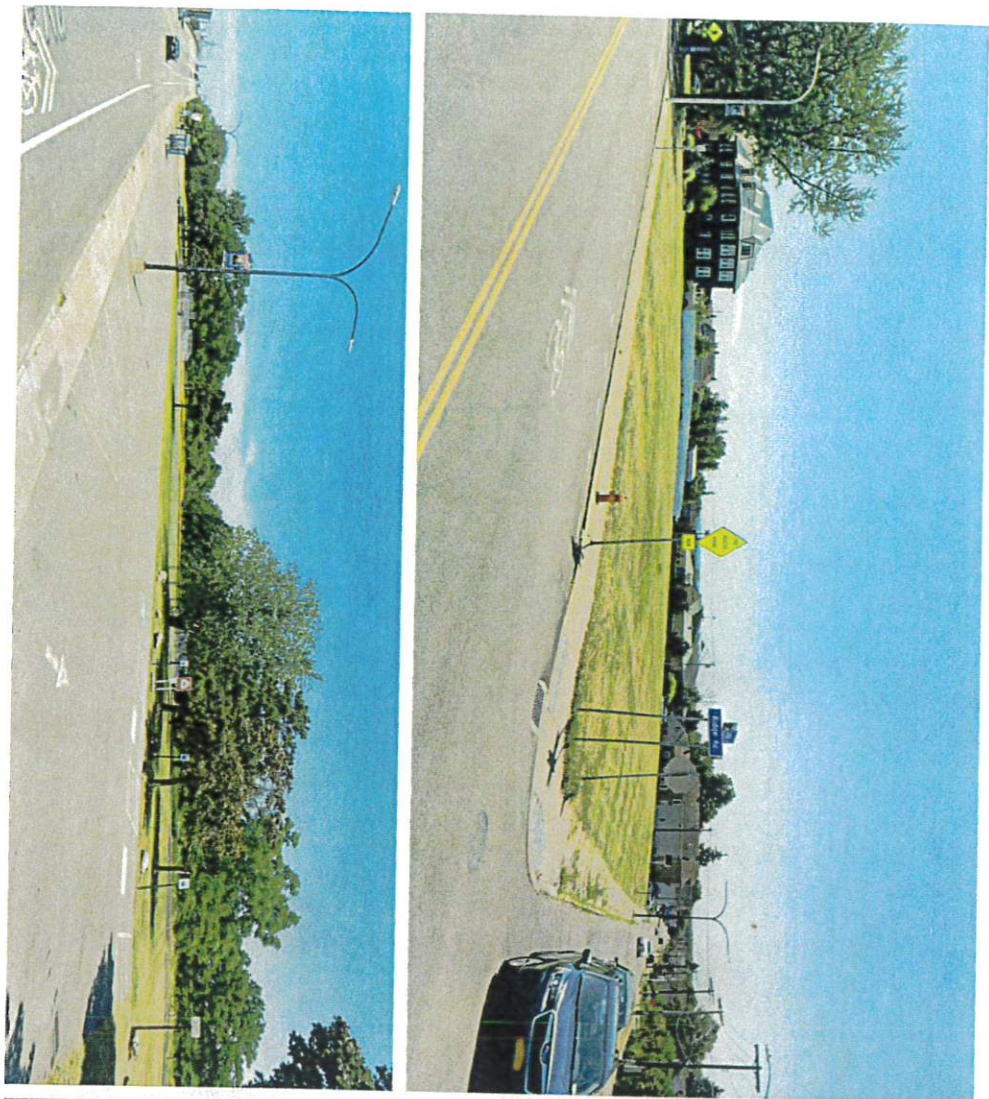
- OWNER - CITY OF LACKAWANNA
- SIZE - APPROX. 58,080 SF (1.26 ACRES)
- ZONING - CBD

The Gateway at Lackawanna

The Gateway at Lackawanna is a mixed-use development that engages the community through a series of urban expressions. With 6,200 SF of commercial space on the first level and over 100,000 SF of residential above, The Gateway aims to attract not only the city of Lackawanna, but also the surrounding communities. Ground floor commercial space will provide needed services to the community. The residential above will provide a healthy mix of studios, one bedrooms and two bedrooms. The intention is to encourage more density but not at the expense of comfort. At an 650 SF average size, the residential units can provide a broad range to accommodate young professionals, the manufacturing workforce, and families. Parking will be provided on the ground floor for retail and residents, a courtyard in the center of the building on the second floor will provide residents a private amenity, and a rooftop terrace will provide eyes on the street along with a state of the art club room for residents.

Located at the foot of the the central business district. The Gateway will act as a catalyst for future urban development throughout Lackawanna. By creating highly visible and attractive commercial spaces, job opportunities and careers will be at the forefront of the development.

The construction aspect of the development would provide jobs to approximately 100 on-site contractors for a duration of 18 months. The finished development, which includes 6,200 SF of commercial space would provide enough to permanently employ nearly 100 people. The residential portion of the property would house nearly 150 people in the complex. All of the new density to the area would provide additional revenue to local businesses, taxes to the City of Lackawanna, and a positive impact to the overall economic activity.



EXISTING SITE

RIDGE ROAD
(66' WIDE)

South Line Ridge Road
171.74'

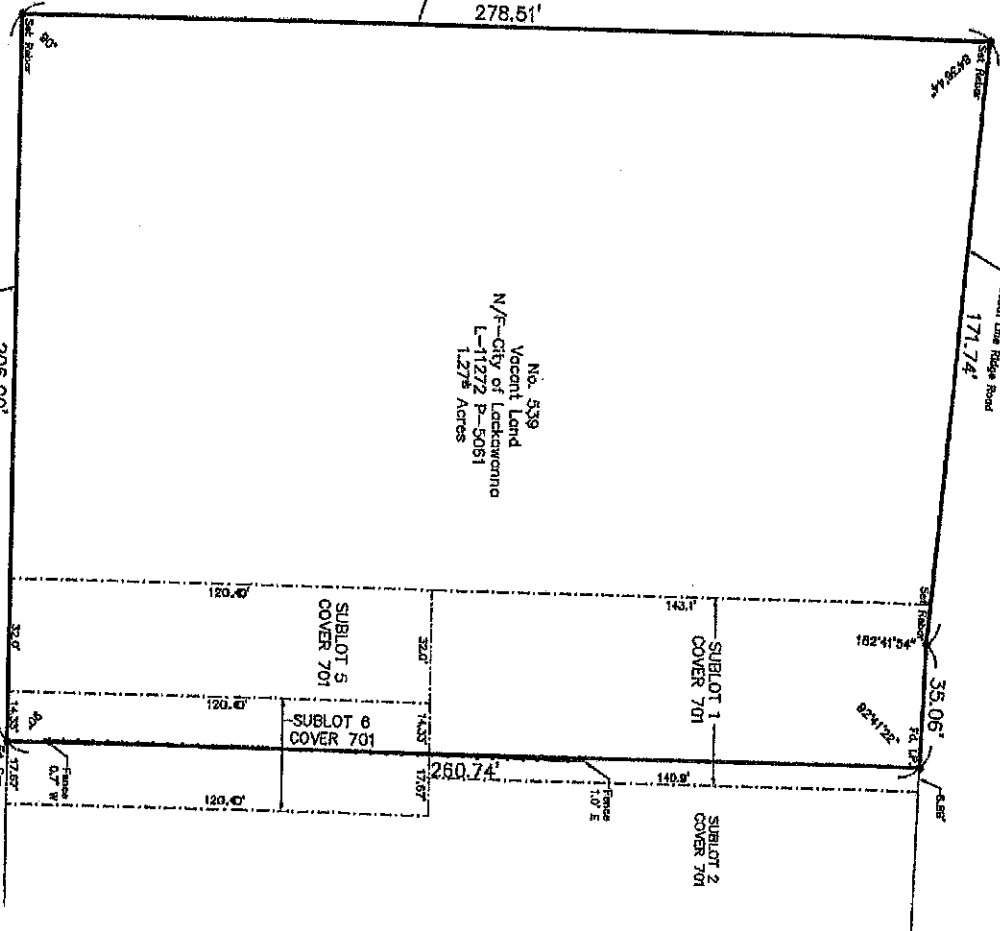
CENTER STREET
(40' WIDE)

East Line Center Street
278.51'

No. 539
Vacant Land
N/F-City of Lackawanna
L-11772 P-5051
1.278 Acres

CALDWELL PLACE
(41.5' WIDE)

North Line Caldwell Place
208.00'



EXISTING SITE SURVEY



539 RIDGE RD., LACKAWANNA, NY 14218

**REQUESTED ZONING VARIANCES - 539 RIDGE RD.
§ 230-12 CENTRAL BUSINESS DISTRICT - CBD**

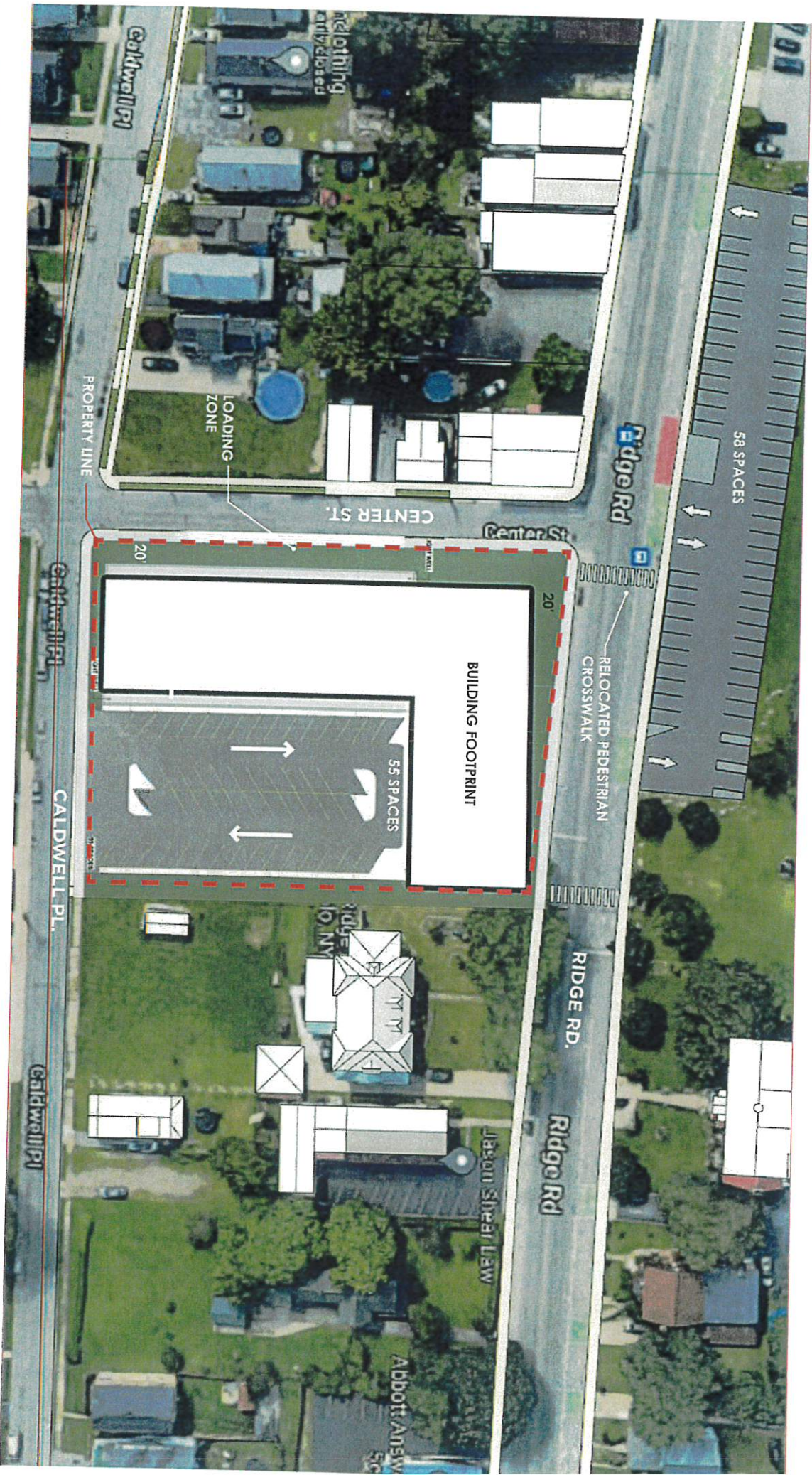
VARIANCE		REQUIRED	PROPOSED
#1	USE	<ul style="list-style-type: none"> MULTIFAMILY DWELLINGS WHICH COMPLY WITH THE PROVISIONS OF § 230-11 PEDESTRIAN-ORIENTED COMMERCIAL USES, INCLUDING RETAIL AND/OR PERSONAL SERVICE ESTABLISHMENTS, RESTAURANTS, HOTELS, PRIVATE CLUBS, AND PROFESSIONAL OFFICES HEALTH-CARE FACILITIES HOUSES OF WORSHIP PUBLIC BUILDINGS AND USES 	<p>MIXED-USE (COMMERCIAL & RESIDENTIAL)</p>
#2	LOT DIMENSIONS	<ul style="list-style-type: none"> MINIMUM LOT SIZE: 4,000 SF MINIMUM LOT FRONTAGE: 25 FT 	<ul style="list-style-type: none"> LOT SIZE: 206.11 FT X 281.79 FT (58,080 SF) LOT FRONTAGE: 195 FT X 267 FT
#3	FLOOR AREA	<ul style="list-style-type: none"> MINIMUM: 2,000 SF MAXIMUM: 10,000 SF MAX. BUILDING HEIGHT: 4 STORIES OR 40 FT 	<ul style="list-style-type: none"> FLOOR AREA: 30,000 SF BUILDING HEIGHT: 4 STORIES, 50 FT
#4	YARD SIZE	<ul style="list-style-type: none"> MAXIMUM FRONT YARD: 5 FT OR AVERAGE OF BUILDINGS WITHIN 100 FT, WHICHEVER IS LESS MINIMUM SIDE YARD: 0 FT MINIMUM REAR YARD: 25 FT 	<ul style="list-style-type: none"> FRONT YARD (RIDGE RD.): VARIES, 15 FT TO 2 FT, WEST TO EAST, 8.5 FT AVG. SIDE YARD (CENTER ST.): 8 FT REAR YARD (CALDWELL PL.): 0 FT
#5	MAXIMUM COVERAGE	<ul style="list-style-type: none"> BUILDING: 50% LOT: 80% 	<ul style="list-style-type: none"> BUILDING FOOTPRINT: 30,000 SF LOT FOOTPRINT: 55,375 SF LOT: 56% BUILDING: 54%
#6	PARKING	<ul style="list-style-type: none"> COMMERCIAL SPACE 10,000 SF: 50 SPOTS 115 ONE BEDROOM (1.5): 172.5 SPOTS 35 TWO BEDROOM: (2.3): 80.5 SPOTS 10 THREE BEDROOM (2.4): 24 SPOTS TOTAL: 327 SPACES 	<ul style="list-style-type: none"> 55 NEW SPOTS, COVERED 58 EXISTING SPOTS ACROSS RIDGE RD. TOTAL: 113 SPACES

* VARIANCE REQUESTS BASED ON CURRENT DESIGN



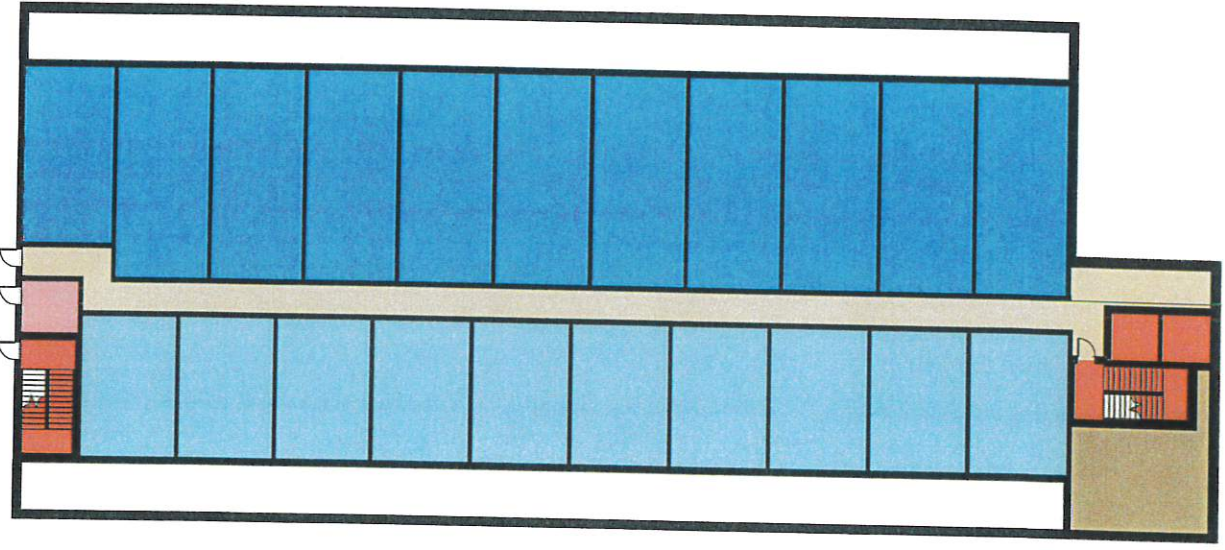
539 RIDGE RD., LACKAWANNA, NY 14218

ZONING VARIANCES



539 RIDGE RD., LACKAWANNA, NY 14218

NEW DEVELOPMENT PLAN



RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%

2 BEDROOM - 9 UNITS / 6%

STUDIO UNIT - 61 UNITS / 41%

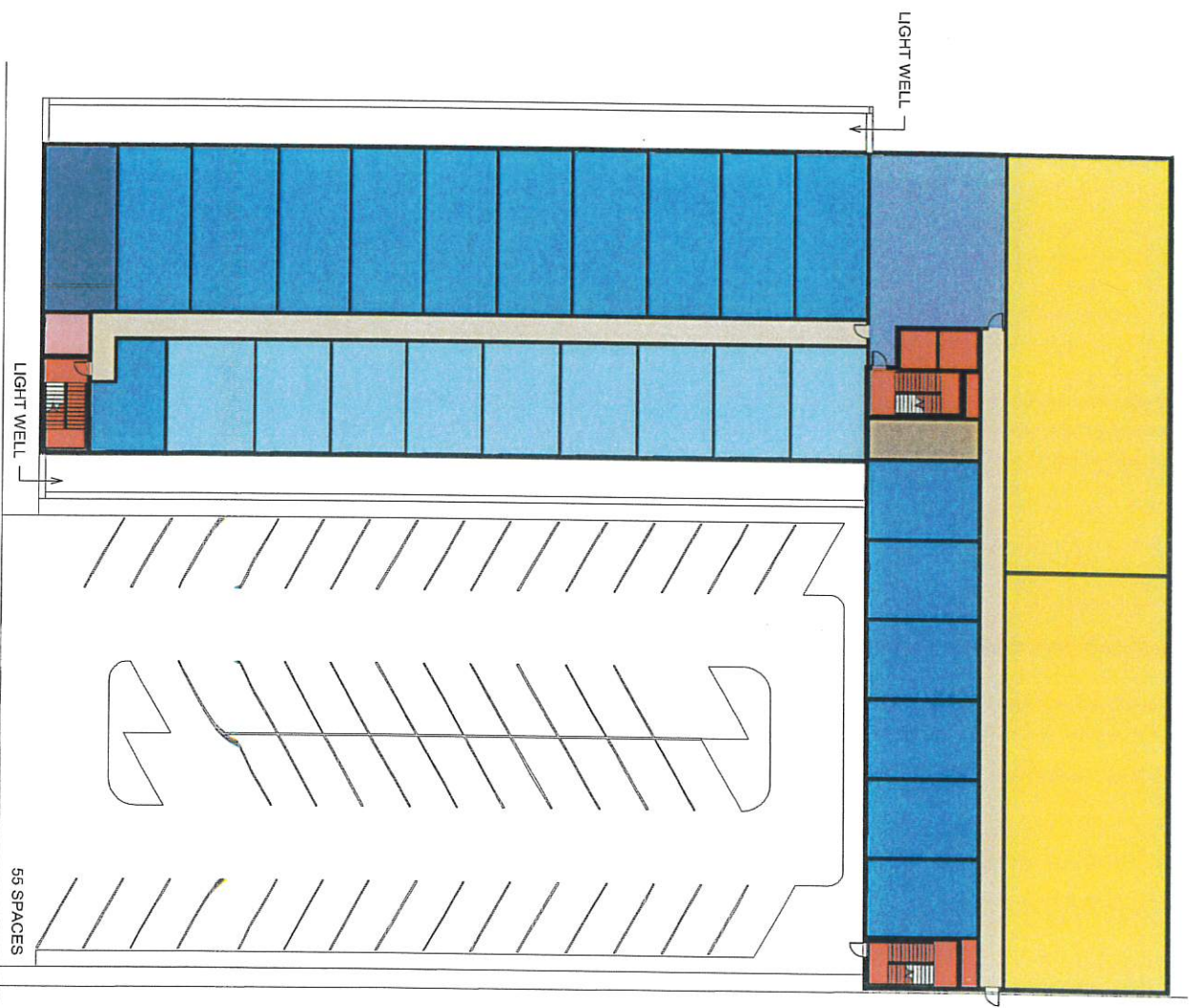
TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

PARKING
 18,000 SF

- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

BASEMENT FLOOR PLAN



RESIDENTIAL
100,000 SF
650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%
2 BEDROOM - 9 UNITS / 6%
STUDIO UNIT - 61 UNITS / 41%

TOTAL: 148 UNITS

COMMERCIAL
6,200 SF

PARKING
18,000 SF

- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS**
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

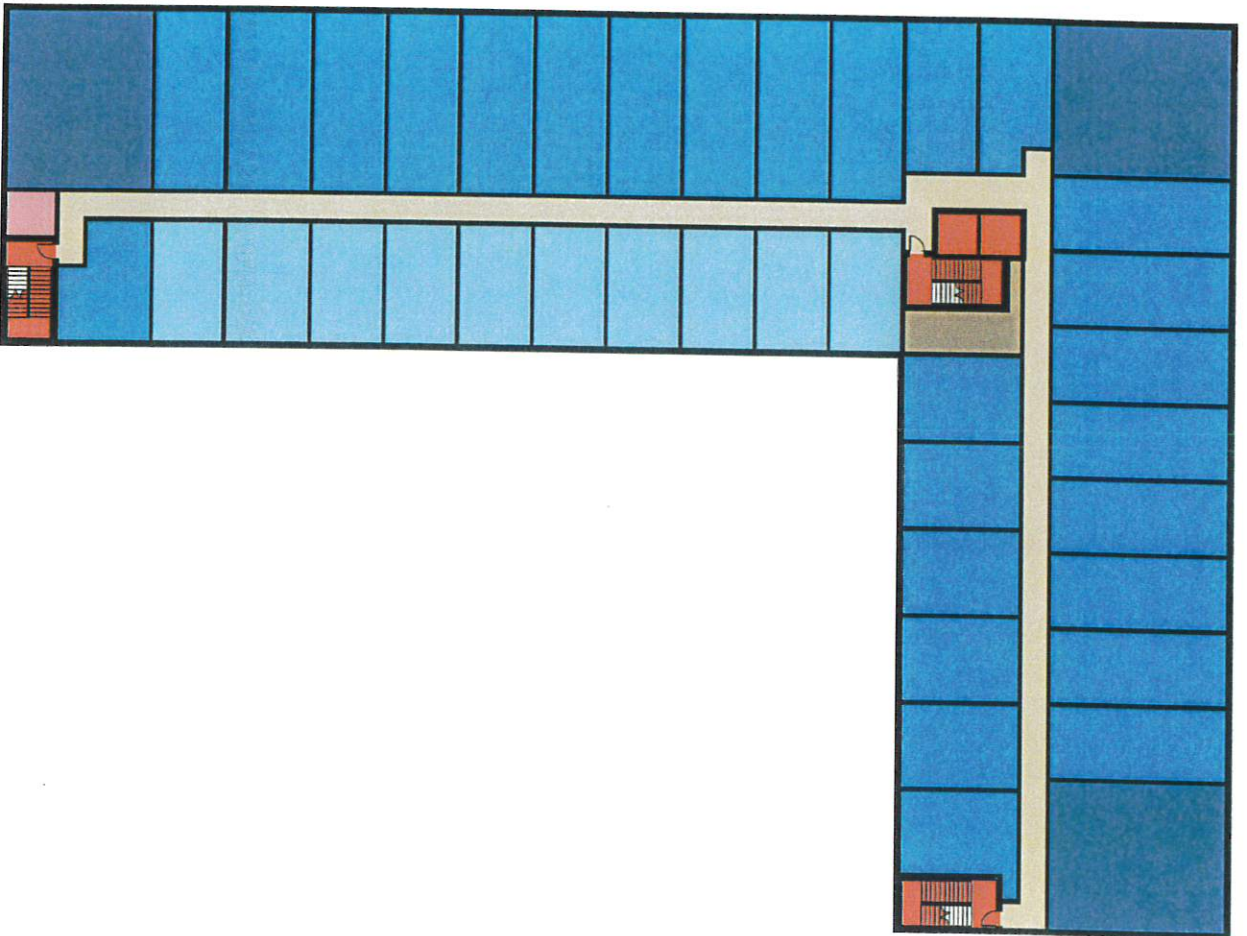
FIRST FLOOR PLAN



Douglas Development Corporation

ANTUNOVICH ASSOCIATES

539 RIDGE RD., LACKAWANNA, NY 14218












RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%

TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

PARKING
 18,000 SF

-  LIGHTWELL
-  COMMERCIAL
-  LOBBY
-  1 BEDROOM UNITS
-  2 BEDROOM UNITS
-  STUDIO UNITS
-  VERTICAL CIRC.
-  LOADING/TRASH
-  UTILITIES

SECOND-THIRD FLOOR PLAN

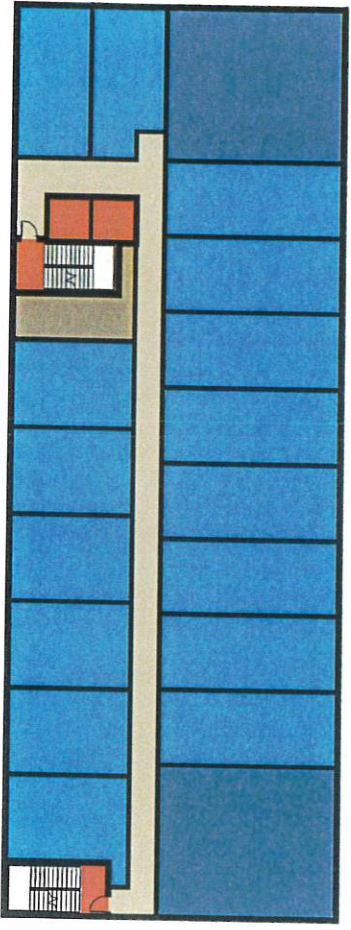
RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%

TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

PARKING
 18,000 SF



- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

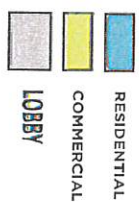
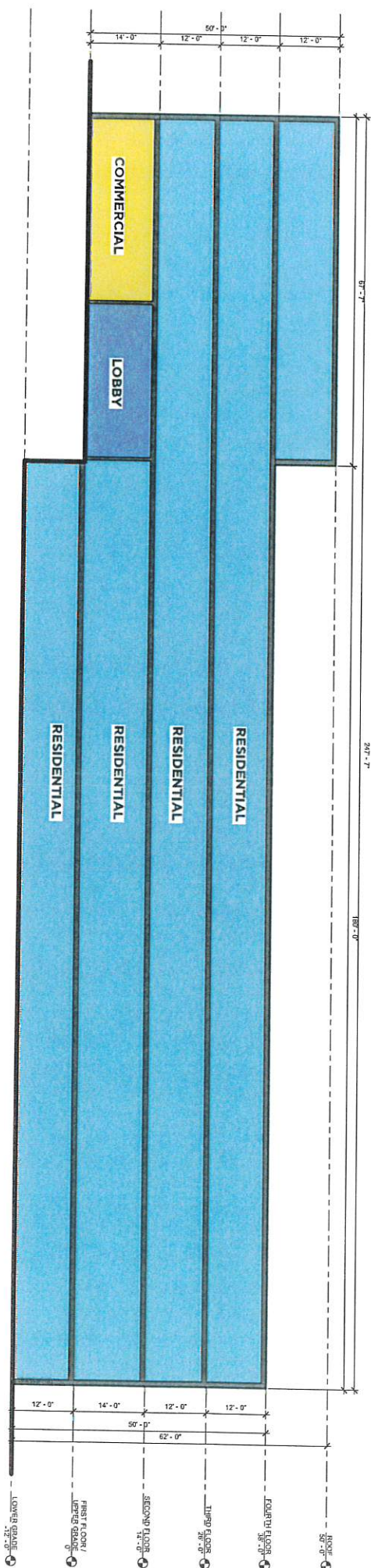
FOURTH FLOOR PLAN



539 RIDGE RD., LACKAWANNA, NY 14218



RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT
 1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%
TOTAL: 148 UNITS
COMMERCIAL
 6,200 SF
PARKING
 18,000 SF

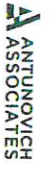
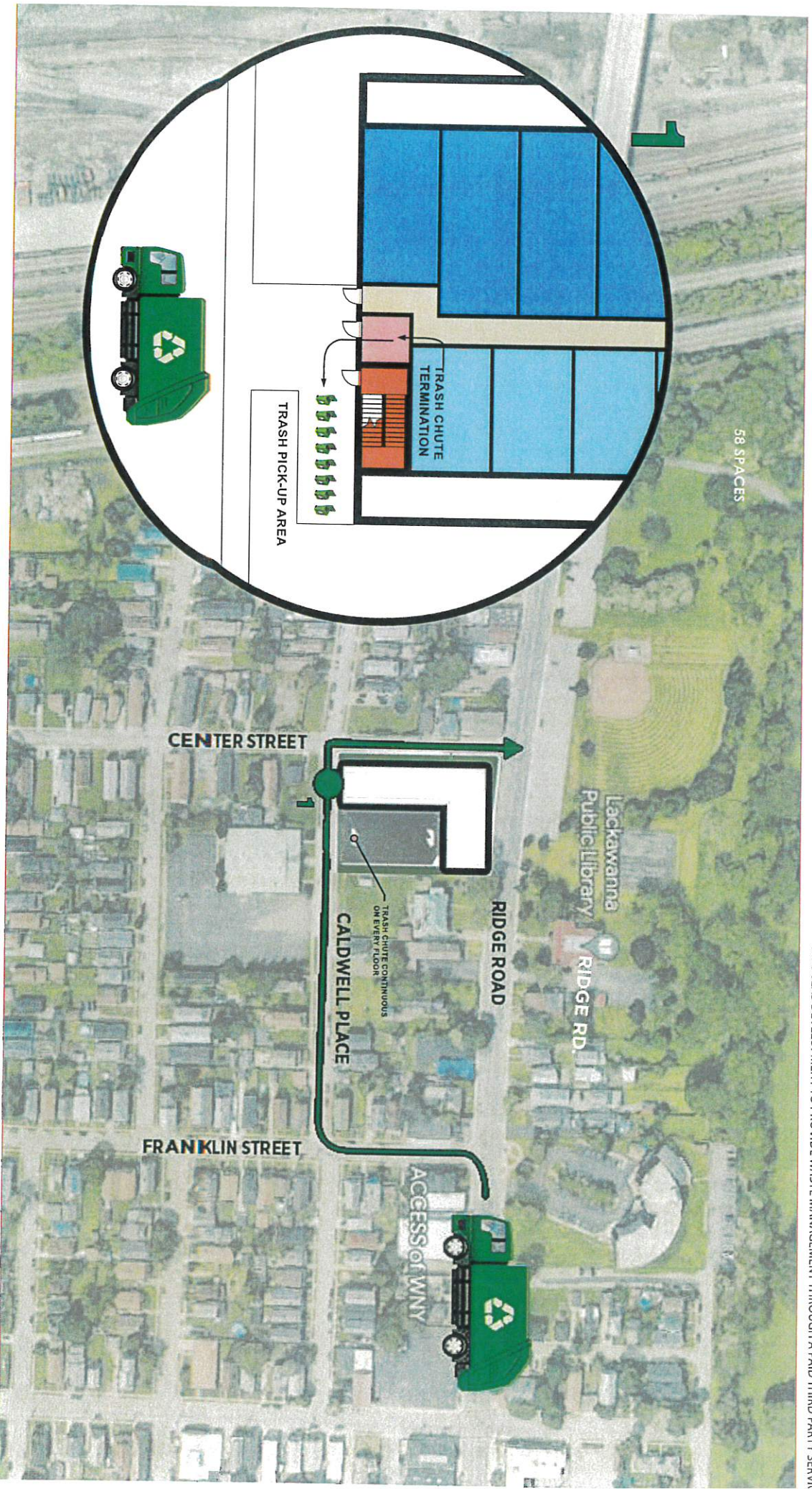


NEW DEVELOPMENT SECTION



539 RIDGE RD., LACKAWANNA, NY 14218

DOUGLAS DEVELOPMENT TO PROVIDE WASTE MANAGEMENT THROUGH A PAID THIRD PARTY SERVICE



539 RIDGE RD, LACKAWANNA, NY 14218

WASTE MANAGEMENT PLAN

THE GATEWAY AT LACKAWANNA

539 RIDGE ROAD, LACKWANNA, NY 14218



THANK YOU!



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 14, 2023

Autunovich & Associates
Seneca One Tower Suite 2400
1 Seneca St
Buffalo, NY 14203

Re: 539 Ridge 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: April 26, 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

Michael Sobszekj-551 Ridge Gregory Leonard-523 Ridge David Buczek- 42 Caldwell
Leonard Buczek-38 Caldwell Occupant- 36 Center Zlata Skopljak – 47 Center
Shane Malik Carter- 9 Center



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: Autunovich & Associates

Address: 539 Ridge Rd

In reference to: Construction of a mixed use building

You are entitled to appear at the public hearing scheduled for **4/26/23@ 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: 11/1/22

Application No. _____

Site Plan Review

Filing Fee \$10.00

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

Property Address: 33-43 Milkstaple 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 Della Morraine Drive
Cheektowaga NY
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 Ingdom Avenue

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: <i>Potter's House Church of God in Christ</i>			
Project Location (describe, and attach a location map): <i>Right Decision Resource Center</i>			
<i>33-43 Hillkathuse Avenue Lackawanna NY 14218</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 Ingham Avenue</i>		E-Mail: _____	
City/PO: <i>Lackawanna, 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.		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? 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?		<i>6</i> acres <i>6</i> acres <i>1</i> 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?		<input type="checkbox"/>	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: _____ _____		<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
<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?
If Yes,

NO	YES
<input checked="" type="checkbox"/>	<input 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)?
If Yes, briefly describe:

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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
<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?
If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Title: Pastor

**43 WILKESBARRE STREET
LACKAWANNA, NY**

**OFFICE FOR SALE
7,135sf**

\$1,800,000



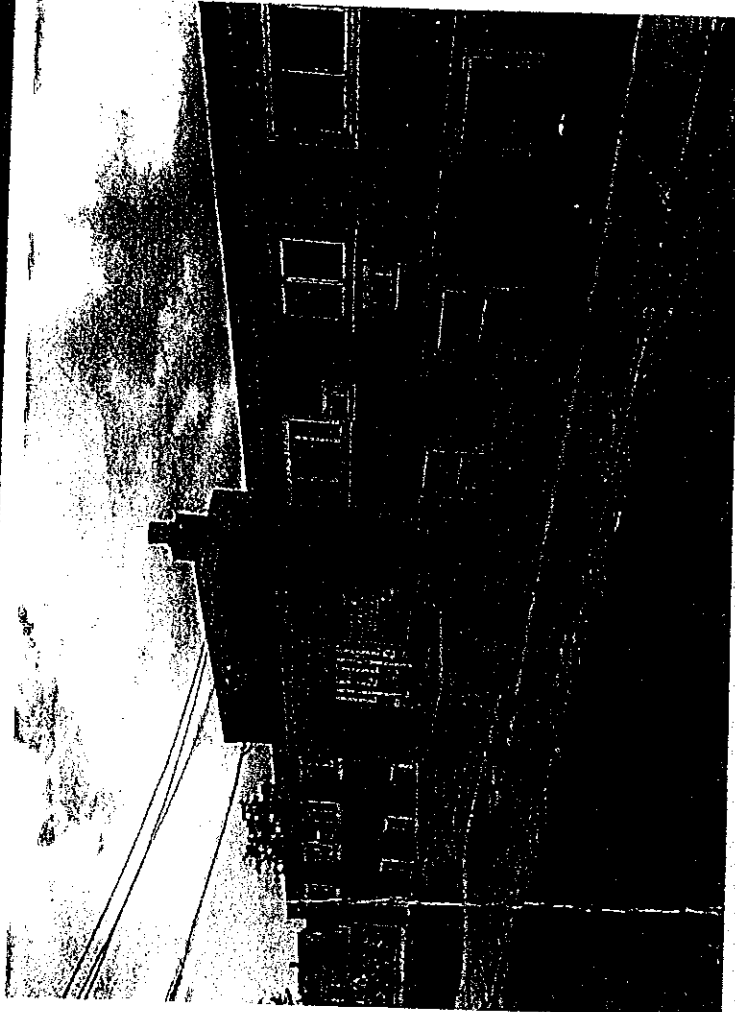
**CUSHMAN &
WAKEFIELD®**



**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 1 MILE 3 MILES 5 MILES

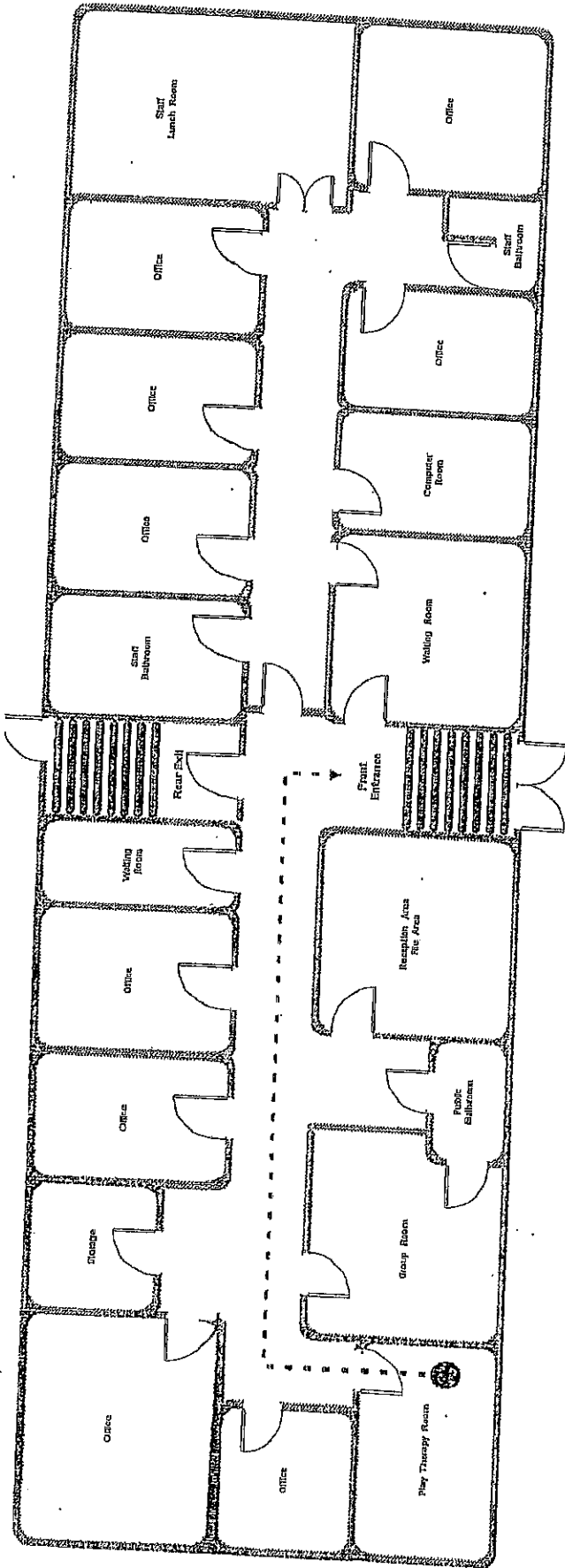
POPULATION	6,697	61,344	142,905
MEDIAN FHH INCOME	\$49,466	\$40,322	\$39,598

For more information, please contact:

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

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

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

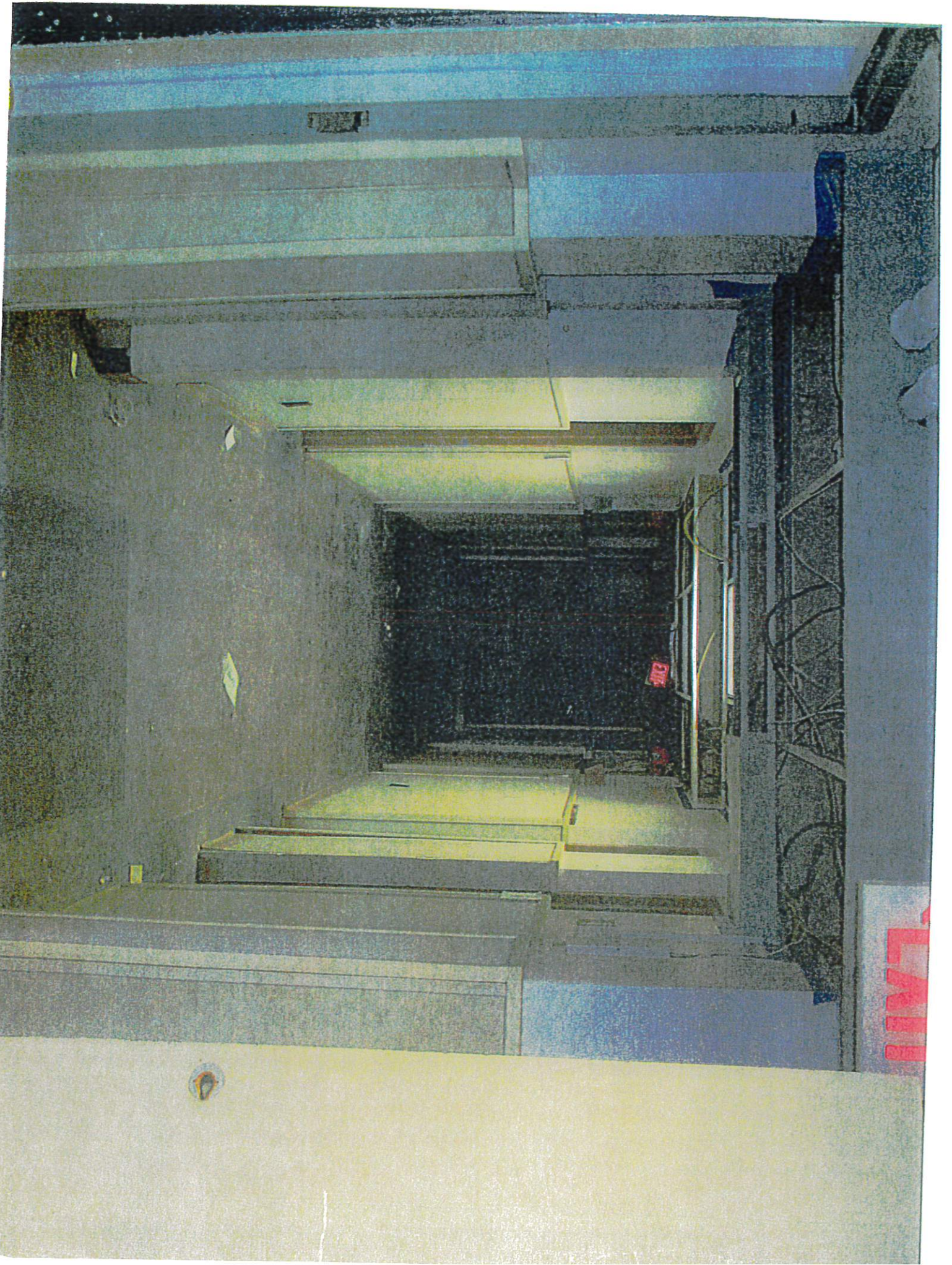














City of Lackawanna, NY
Tuesday, April 11, 2023

Chapter 75. Building Code Administration

§ 75-18. Special provisions.

[Added 1-20-2021]

The special uses for which conformance to additional standards is required by this chapter shall be deemed to be permitted uses in their respective districts, subject to the satisfaction of all the requirements and standards set forth herein, and a determination that they are consistent with the City of Lackawanna's adopted master plans, including but not limited to in the Comprehensive Plan, and, if applicable, Brownfield Opportunity Area plans, and any applicable Local Waterfront Redevelopment Area plan, in addition to all other requirements of this chapter. All such uses are declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.

§ 75-19. Required map and plans.

[Added 1-20-2021]

An area map, at a scale not larger than one inch equals 800 feet, showing the location of the property with respect to surrounding property, streets and other important features, and a plan for the proposed development of a site for a permitted special use shall be submitted with an application for a special use permit. The plan shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, special features, signage and any other pertinent information, including such information about neighboring properties which may be necessary to determine and provide for the enforcement of this chapter.

§ 75-20. Application for special use permit.

[Added 1-20-2021]

Application for required special permits shall be made to the Department of Code Enforcement. The City of Lackawanna Planning and Development Board, after public notice and a hearing in the same manner as is required by law, and after receipt of a report from the Department of Development, as provided below, if requested, may authorize the issuance of a permit, provided that it shall find that all of the appropriate conditions and standards in §§ 75-18 through 75-27 have been met. Such permit shall run with the land or premises and not to the applicant, owner or other interested party.

§ 75-21. Referral of applications to Planning Board.

[Added 1-20-2021]

The Planning and Development Board may refer to the Department of Development, a request for a report, any special permit application.

§ 75-22. Expiration of special permits.

[Added 1-20-2021]

A special use permit shall be deemed to authorize only one particular special use. Such permit shall be considered null and void if not exercised within six months from the date of issue, and all improvements required for this special use shall be completed within said six-month period, unless otherwise provided in the Board's approval of said use.

§ 75-23. Revocation of special permits.

[Added 1-20-2021]

A use authorized by special permit granted by the Planning and Development Board may be revoked by the board which granted the special permit, if that board finds and determines, after a public hearing held in the manner provided for by law for that board, that there has been a failure of compliance with any one of the terms, conditions, limitations and requirements imposed by said permit.

§ 75-24. Conditions and safeguards.

[Added 1-20-2021]

The Board of Appeals, Town Board or Planning Board, as the case may be, shall attach such conditions and safeguards to the special permit as are necessary to ensure continued conformance to all applicable standards and requirements.

§ 75-25. Existing violations.

[Added 1-20-2021]

No permit shall be issued for a special use for a property where there is an existing violation of this chapter, unless the actions undertaken pursuant to the issuance of the special use permit will remedy the violations upon completion of the project.

§ 75-26. Standards applicable to all special uses.

[Added 1-20-2021]

- A. The location and size of the use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- B. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- C. Operations in connection with any special use shall not significantly adversely impact surrounding properties by reason of noise, vibration, excessive light, smoke, gas, fumes, odor or other atmospheric pollutants than would be the operations of any permitted uses.
- D. Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.
- E. The size, and use, of the property shall not significantly adversely impact the City's ability to develop a sustainable tax base.
- F. The proposal will not create excessive additional requirements of public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- G. The proposal will be served adequately by essential public facilities, such as highways, streets, police and fire protection, stormwater drainage, water and sewer and schools, or the applicant for the proposed special use shall otherwise provide that these services be adequately obtained.
- H. Uses that cannot fully comply with all the provisions of this section shall be denied.

§ 75-27. Individual standards for special uses.

[Added 1-20-2021]

A special use shall conform in all respects to all the regulations of this chapter and, particularly, to those regulations in the schedule of regulations for the zoning district in which the special use is located, except that the regulations in the following sections shall apply when they are more restrictive. Upon petition and referral by the Planning Board, the City of Lackawanna Zoning Board of Appeals may reduce applicable area restrictions if determined warranted after application of § 81-b of the General City Law.

No more residents than allowed by NYS Building Code
(1 per 200 sq ft)

Only Sucro Employees living there (No family, friends
freeloaders etc...)

Expires with the Sucro lease (no longer than 2 years
per special use permit)

Q what is a special use permit [voice search icon] [camera icon]

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Special-use permit



The "Special Use Permit" is a zoning term and process used by a municipality to encourage, but still regulate, land use in a zoning district by making it subject to a special review and criteria detailed in the zoning ordinance. See, Town Law Section 274-b, Village Law Section 7-725-b and City Law Section 27-b.

Mar 28, 2022

<https://www.landuseandzoning.com> > ...

What's So Special About Special Use Permits?

People also ask

What are the special permits describe briefly? ^

A special use permit **allows a parcel of land or property to be used in a manner that deviates from normally accepted activities in that area.** In other words, the special use permit creates exceptions to zoning regulations and ordinances. Jul 5, 2018

<https://www.legalmatch.com> > article

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10:17



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What Is a Special Use Permit?

A special use permit allows a parcel of land or property to be used in a manner that deviates from normally accepted activities in that area. In other words, the special use permit creates exceptions to zoning regulations and ordinances. These permits are generally issued and overseen by local zoning bodies and authorities.

An example of a special use permit is where the zoning authorities allow a business to operate in an area that is not normally marked for business activities (such as in a residential area). Another example is where a church is allowed to operate in an area otherwise marked for businesses. Special use permits are sometimes called [conditional use permits](#).

Contents





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 14, 2023

Daniel Lewis
21 Villa Moraine Dr
Cheektowaga, NY 14225

Re: 33-34 Wilkesbarre Ave

Cc: George Halsey

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: April 26, 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
Gregory Gerwitz – 29 Wilkesbarre
Nagla Banamah – 43 Lebanon
Abdulla Nasr- 48 Bethlehem



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: Potter House

Address: 33-34 Wilkesbarre Ave

In reference to: Site plan review for rooming house

You are entitled to appear at the public hearing scheduled for **4/26/23@ 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



THE GATEWAY AT LACKAWANNA

ZONING PACKAGE

APRIL 14, 2023



PROJECT SITE

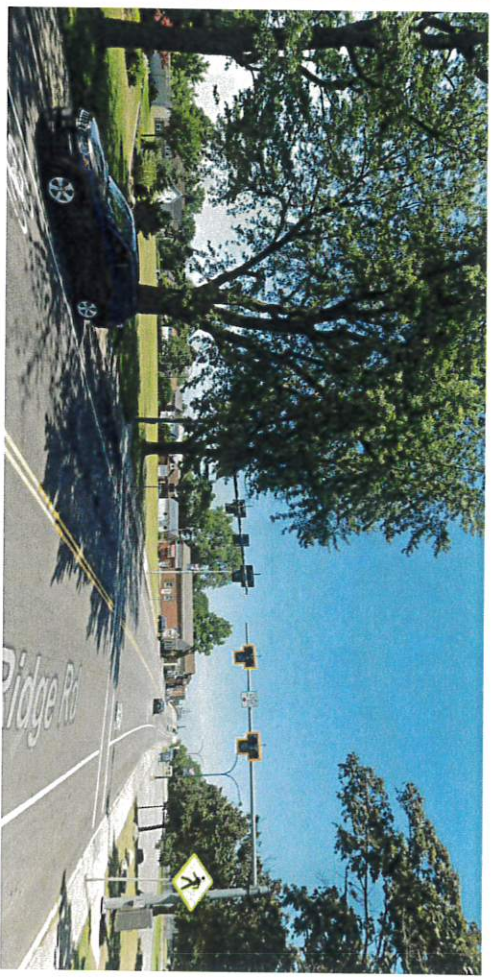
- OWNER - CITY OF LACKAWANNA
- SIZE - APPROX. 58,080 SF (1.26 ACRES)
- ZONING - CBD

The Gateway at Lackawanna

The Gateway at Lackawanna is a mixed-use development that engages the community through a series of urban expressions. With 6,200 SF of commercial space on the first level and over 100,000 SF of residential above, The Gateway aims to attract not only the city of Lackawanna, but also the surrounding communities. Ground floor commercial space will provide needed services to the community. The residential above will provide a healthy mix of studios, one bedrooms and two bedrooms. The intention is to encourage more density but not at the expense of comfort. At an 650 SF average size, the residential units can provide a broad range to accommodate young professionals, the manufacturing workforce, and families. Parking will be provided on the ground floor for retail and residents, a courtyard in the center of the building on the second floor will provide residents a private amenity, and a rooftop terrace will provide eyes on the street along with a state of the art club room for residents.

Located at the foot of the the central business district, The Gateway will act as a catalyst for future urban development throughout Lackawanna. By creating highly visible and attractive commercial spaces, job opportunities and careers will be at the forefront of the development.

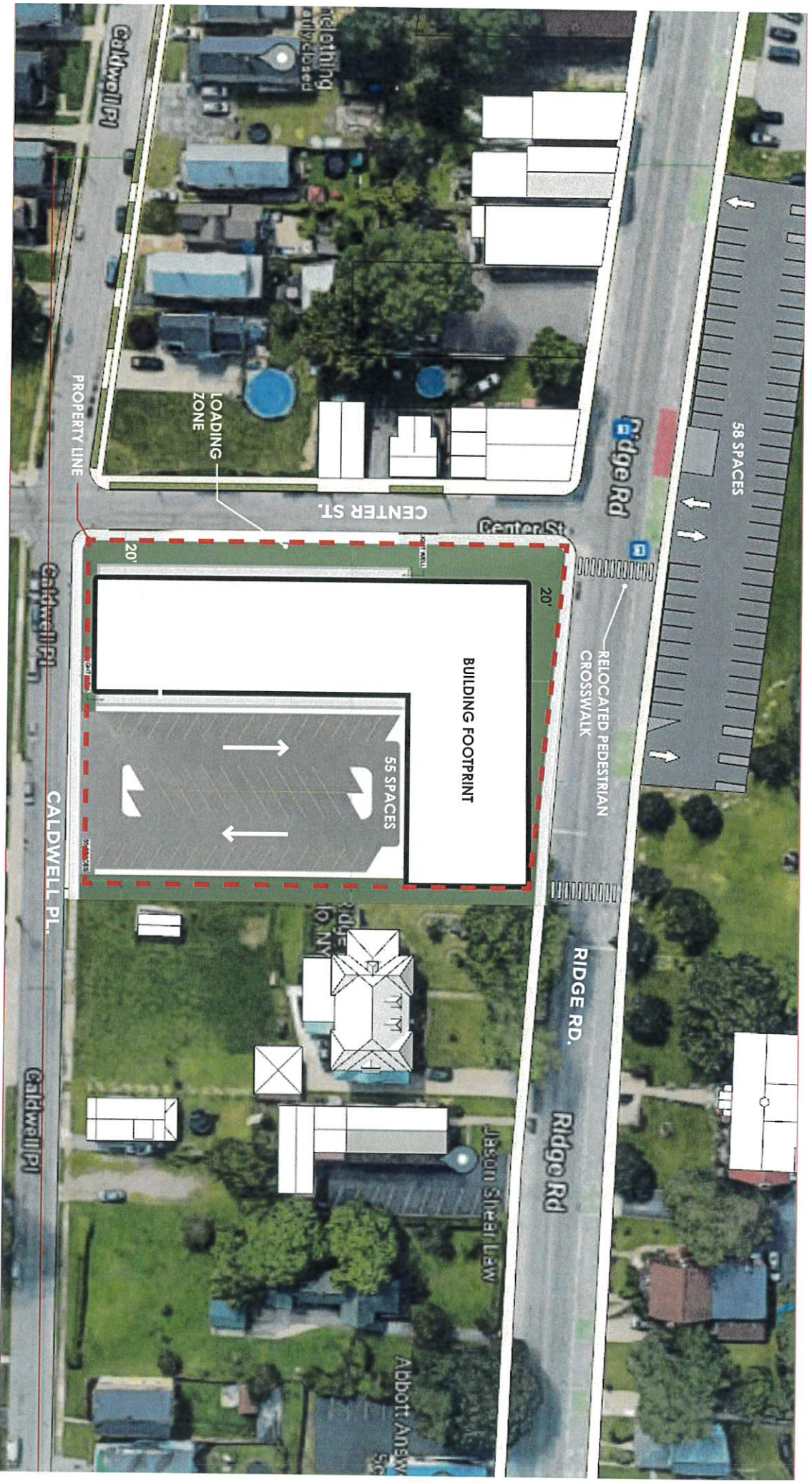
The construction aspect of the development would provide jobs to approximately 100 on-site contractors for a duration of 18 months. The finished development, which includes 6,200 SF of commercial space would provide enough to permanently employe nearly 100 people. The residential portion of the property would house nearly 150 people in the complex. All of the new density to the area would provide additional revenue to local businesses, taxes to the City of Lackawanna, and a positive impact to the overall economic activity.



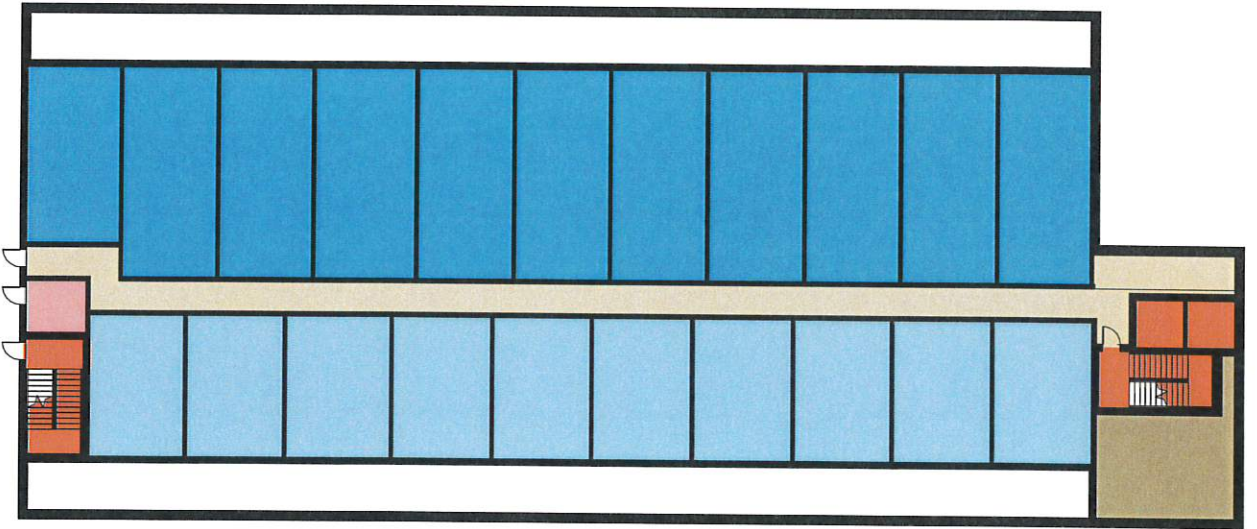
**REQUESTED ZONING VARIANCES - 539 RIDGE RD.
§ 230-12 CENTRAL BUSINESS DISTRICT - CBD**

VARIANCE	REQUIRED	PROPOSED
	#1	#1
USE	<ul style="list-style-type: none"> MULTIFAMILY DWELLINGS WHICH COMPLY WITH THE PROVISIONS OF § 230-11 PEDESTRIAN-ORIENTED COMMERCIAL USES, INCLUDING RETAIL AND/OR PERSONAL SERVICE ESTABLISHMENTS, RESTAURANTS, HOTELS, PRIVATE CLUBS, AND PROFESSIONAL OFFICES HEALTH-CARE FACILITIES HOUSES OF WORSHIP PUBLIC BUILDINGS AND USES 	<p>MIXED-USE (COMMERCIAL & RESIDENTIAL)</p>
LOT DIMENSIONS	<ul style="list-style-type: none"> MINIMUM LOT SIZE: 4,000 SF MINIMUM LOT FRONTAGE: 25 FT 	<ul style="list-style-type: none"> LOT SIZE: 206.11 FT X 281.79 FT (58,080 SF) LOT FRONTAGE: 195 FT X 267 FT
FLOOR AREA	<ul style="list-style-type: none"> MINIMUM: 2,000 SF MAXIMUM: 10,000 SF MAX. BUILDING HEIGHT: 4 STORIES OR 40 FT 	<ul style="list-style-type: none"> FLOOR AREA: 30,000 SF BUILDING HEIGHT: 4 STORIES, 50 FT
YARD SIZE	<ul style="list-style-type: none"> MAXIMUM FRONT YARD: 5 FT OR AVERAGE OF BUILDINGS WITHIN 100 FT, WHICHEVER IS LESS MINIMUM SIDE YARD: 0 FT MINIMUM REAR YARD: 25 FT 	<ul style="list-style-type: none"> FRONT YARD (RIDGE RD.): VARIES, 15 FT TO 2 FT, WEST TO EAST, 8.5 FT AVG. SIDE YARD (CENTER ST.): 8 FT REAR YARD (CALDWELL PL.): 0 FT
MAXIMUM COVERAGE	<ul style="list-style-type: none"> BUILDING: 50% LOT: 80% 	<ul style="list-style-type: none"> BUILDING FOOTPRINT: 30,000 SF LOT FOOTPRINT: 55,375 SF LOT: 56% BUILDING: 54%
PARKING	<ul style="list-style-type: none"> COMMERCIAL SPACE 10,000 SF: 50 SPOTS 115 ONE BEDROOM (1.5): 172.5 SPOTS 35 TWO BEDROOM: (2.3): 80.5 SPOTS 10 THREE BEDROOM (2.4): 24 SPOTS TOTAL: 327 SPACES 	<ul style="list-style-type: none"> 55 NEW SPOTS, COVERED 58 EXISTING SPOTS ACROSS RIDGE RD. TOTAL: 113 SPACES
	#5	#5
	#4	#4
	#3	#3
	#2	#2
	#6	#6

* VARIANCE REQUESTS BASED ON CURRENT DESIGN



NEW DEVELOPMENT PLAN



RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%

TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

PARKING
 18,000 SF

- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

BASEMENT FLOOR PLAN



RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%

TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

PARKING
 18,000 SF

- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

FIRST FLOOR PLAN

539 RIDGE RD., LACKAWANNA, NY 14218

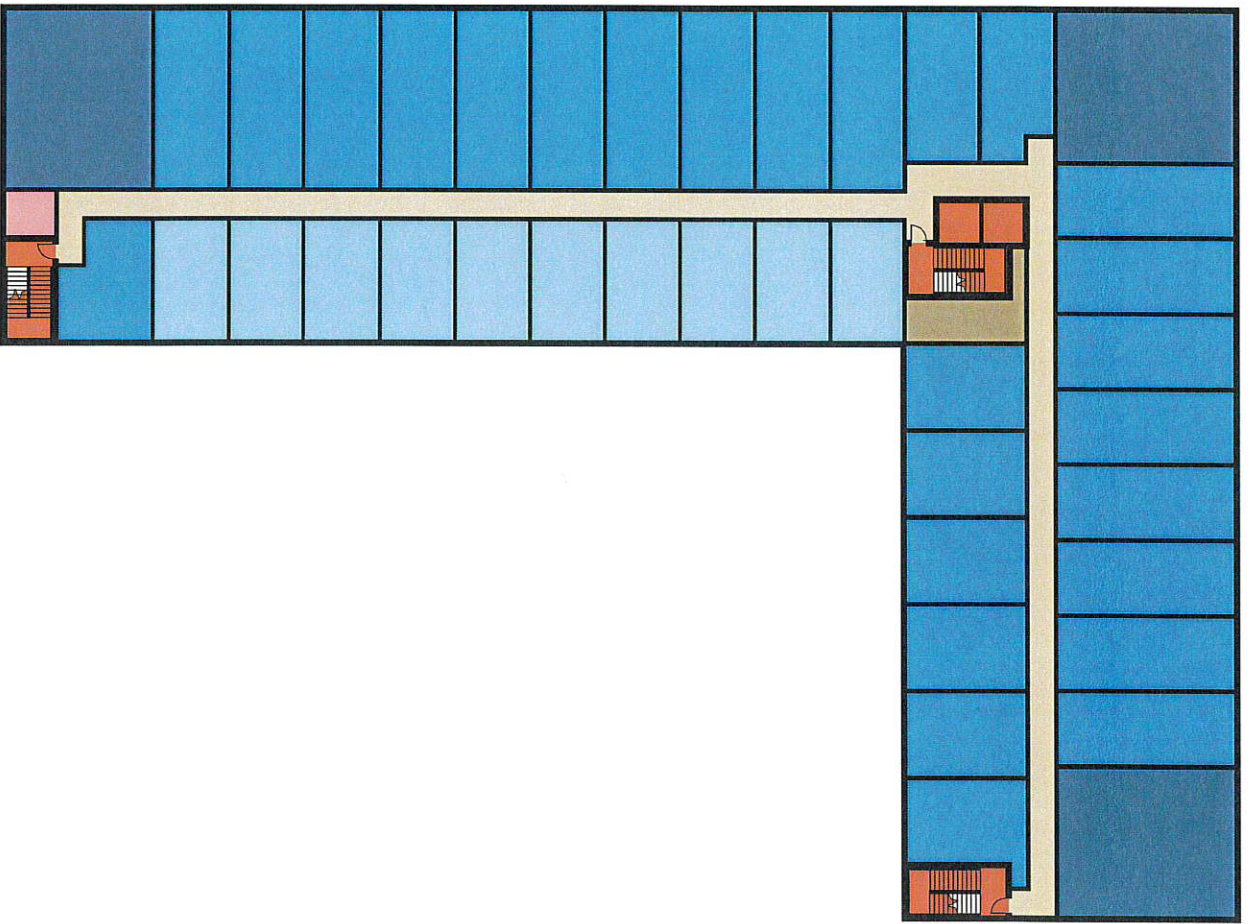
ANTUNOVICH ASSOCIATES

Douglas Development CORPORATION

RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT
 1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%
TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

PARKING
 18,000 SF



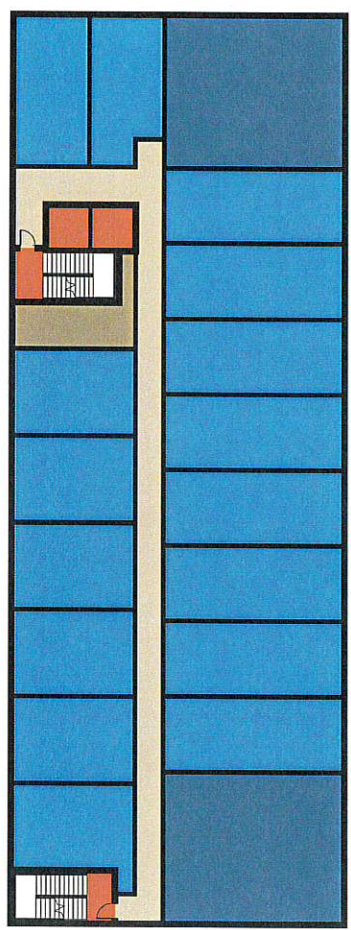
- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

SECOND-THIRD FLOOR PLAN

539 RIDGE RD., LACKAWANNA, NY 14218

ANTUNOVICH ASSOCIATES

Douglas Development
COMPONENTS



- LIGHTWELL
- COMMERCIAL
- LOBBY
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- STUDIO UNITS
- VERTICAL CIRC.
- LOADING/TRASH
- UTILITIES

RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT

1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%

TOTAL: 148 UNITS

COMMERCIAL
 6,200 SF

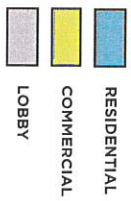
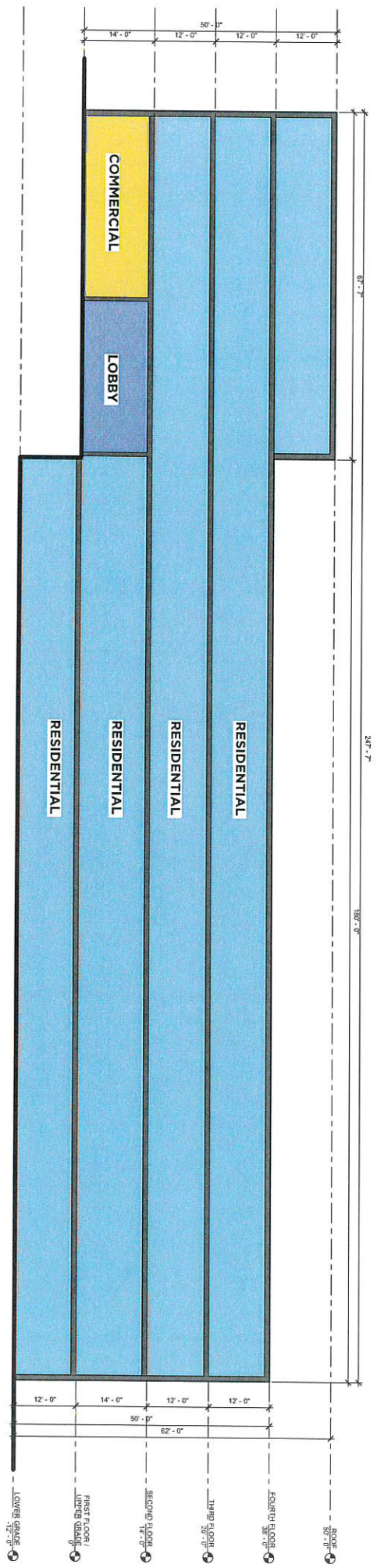
PARKING
 18,000 SF

FOURTH FLOOR PLAN

RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT
 1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%
TOTAL: 148 UNITS

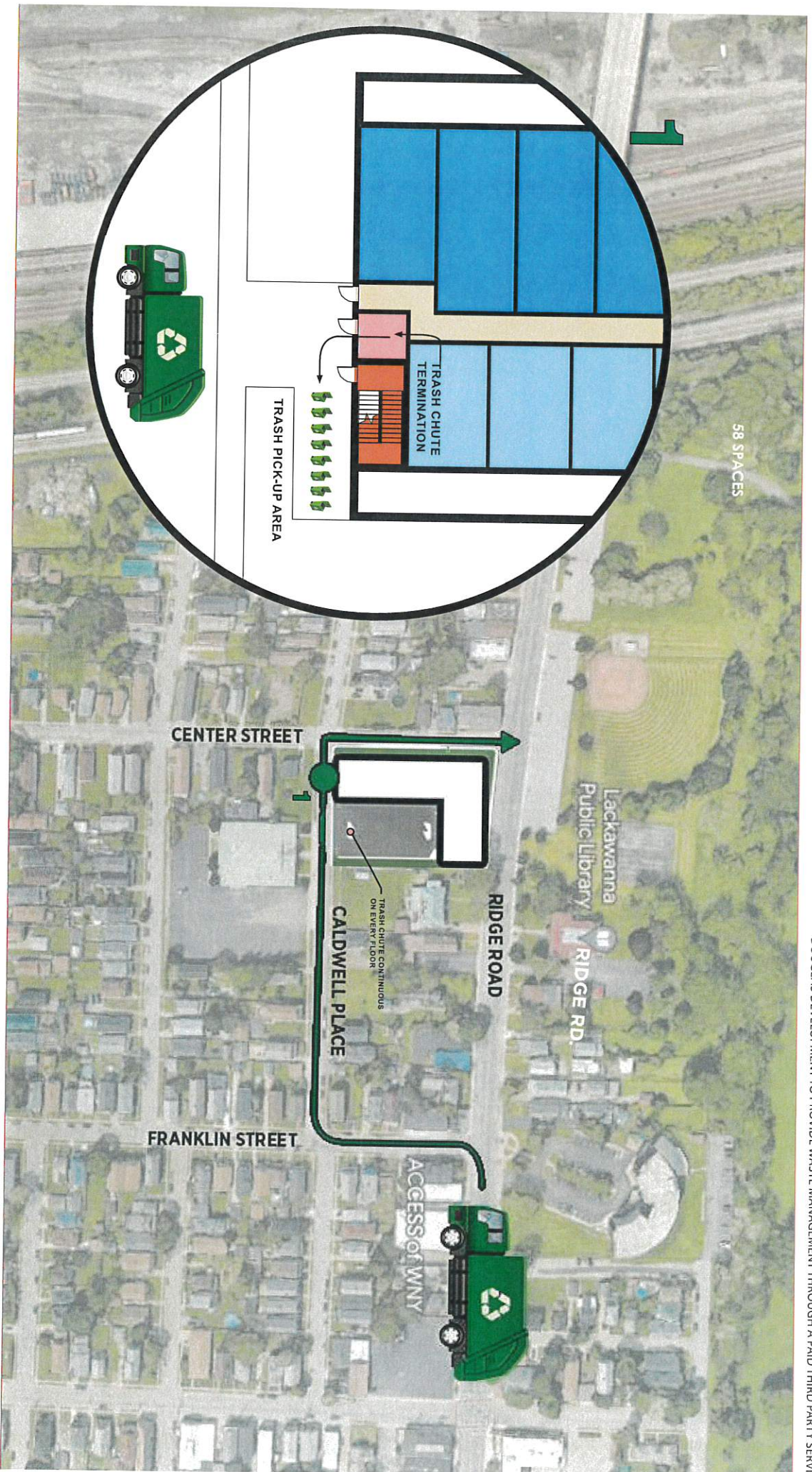
COMMERCIAL
 6,200 SF

PARKING
 18,000 SF



NEW DEVELOPMENT SECTION

DOUGLAS DEVELOPMENT TO PROVIDE WASTE MANAGEMENT THROUGH A PAID THIRD PARTY SERVICE



WASTE MANAGEMENT PLAN

THE GATEWAY AT LACKAWANNA

539 RIDGE ROAD, LACKWANNA, NY 14218



THANK YOU!

Chapter 230. Zoning

Article V. Regulations Applicable to All Districts

§ 230-36. Parking, loading and stacking.

A. General provisions.

- (1) Existing parking, loading or stacking facilities shall be continued and maintained, and shall not be reduced below the requirements of this chapter, for the duration that the principal use is maintained.
- (2) Permanent off-street automobile storage, parking or standing space shall be provided as set forth below at the time of the construction, enlargement or conversion of any use, building or structure.
- (3) If the requirements of this section cannot be reasonably provided on the same lot as the principal use, the Planning and Development Board may permit such space be provided on another off-street property, provided such facility is located within 400 feet of the main entrance of the principal use.
- (4) All parking facilities shall be used for passenger automobile or commercial vehicles only.
- (5) Parking facilities shall not be used for automobile storage, commercial repairs, sales or service.
- (6) Parking facilities shall be unobstructed and free of other uses.
- (7) All parking facilities required for uses subject to site plan review shall be landscaped and screened from public view in accordance with this chapter.

B. Off-street parking requirements. In all districts, the following minimum off-street parking requirements shall be provided and maintained in the case of new construction, alterations that increase the number of required parking units, and changes in use:

Use/Facility	Requirement (spaces)
Amusement centers	1 per 5 customers based upon the maximum service capacity at any one time, plus 1 per 2 employees
Automotive sales facilities	2 per employee
Automotive service stations	1 per service bay plus 1 per employee; no more than 4 vehicles shall be stored at one time and shall not remain for more than 72 hours.
Bank	1 per 250 square feet of net floor area
Bar/tavern	1 per 50 square feet
Barber shops/beauty parlors	2 per barber/beauty chair
Boarding or rooming houses	1 per sleeping room plus 1 for each permanent dwelling unit and 1 for every 2 employees
Bowling alleys	2 per alley
Child-care center	1 per employee plus 1 per 10 children
Club or lodges	1 per 4 persons of the maximum occupancy as established by local, county, or state fire, building or

Use/Facility	Requirement (spaces)
Community center	health codes
Convenience store	1 per 250 square feet of gross floor area
Dancing studios	1 per 150 square feet of gross floor area
Driving range	1 per 75 square feet of gross floor area dedicated to the activity
Drug and alcohol treatment center	1 space per tee plus 1 per employee
Funeral homes, mortuaries	1 space per 2 beds plus 1 per employee
Gas station	1 per 75 square feet of parlor or chapel area, whichever is greater
Gas station	1 per employee
Public and semi-public buildings, including government buildings	1 per 200 square feet of gross floor area used by the public plus 1 per 600 square feet of gross area not used by the public
Group home	1 space per 5 clients plus 1 per employee in the largest work shift. If clients are not allowed to own vehicles, 1 space per 600 square feet of gross floor area
Health clubs	1 per 50 square feet of net floor area
Hospitals	1 per patient bed
Hotels, motels, bed-and-breakfast, tourist homes	1 per guest room plus 1 per 6 seats for restaurant/bar area
Houses of worship	1 per 5 fixed seats in main assembly room
Industrial uses	1 per 600 square feet of gross floor area or 0.75 spaces per employee of the 2 largest successive shifts
Laundromats	1 per 200 square feet of gross floor area used by the general public
Libraries	1 per 1,000 square feet of gross floor area
Medical offices, health clinics	1 per examining room plus 1 per employee
Manufactured home lots	2 per lot
Nightclub	1 per 50 square feet of area open to the public
Nursing homes	1 per 5 beds plus 1 per employee
Offices	1 per 400 square feet of net floor area
Park	2 per acre
Public assembly places (auditoriums, gymnasiums, theaters)	1 per 5 seats or 9 linear feet of fixed benches
Residential (detached and attached single-family)	2 per dwelling unit
Residential (multiple family or apartments)	1 1/2 per one-bedroom or studio unit; plus 2.3 per two-bedroom unit; plus 2.4 per three- or more bedroom units
Residential (group home for elderly, disabled)	1/2 per dwelling unit or if public transportation is available within 500 feet, 1/4 per dwelling unit
Restaurant and banquet hall	1 per 3 seats plus 2 for every 3 employees on the maximum shift
Restaurant - take out only	1 per 10 square feet of net floor area
Retail stores (detached)	1 per 250 square feet of sales floor area
Schools (nursery and primary)	1 per employee

Use/Facility	Requirement (spaces)
Schools (secondary)	1 per 10 student instruction seats or if no fixed seats, 1 per 100 square feet of instructional space
Schools (trade)	1 space per 4 students
Shelters	1 per 2 employees
Commercial centers	5 per 1,000 net square feet
Sports complex/athletic field	10 per field

C. Exceptions. The requirements of this article may be reduced to the extent that the applicant can demonstrate that less parking is required for one of the following reasons:

- (1) Adjacent uses operate at different times and thus, arrangements with surrounding land owners to utilize their parking facilities through a formal agreement are feasible.
- (2) The new development is in close proximity to a public parking facility.

D. Location.

- (1) Required off-street parking shall be located on the same lot as the building to which it is an accessory use, except as herein provided.
- (2) All off-street parking facilities shall be located to the side or rear of the principal use building except in the Central Business District, where off-street parking shall be restricted to the rear yard.
- (3) Off-street parking facilities shall not be located within the required setback areas.
- (4) Permanent front and rear yard parking areas in residential zones, other than driveways accessing a garage or designated parking area, are prohibited.
- (5) No vehicles shall be parked on any lawn area.
- (6) Vehicles bearing signs more than two square feet in area shall not be permitted to park as a customary operation in a residential area so as to be visible from the street.
- (7) At least one of the required spaces for attached single-family residential units shall be provided on the same lot as the primary unit.
- (8) No parking lots shall be located closer than 15 feet to any adjacent residential property.
- (9) Nonresidential parking spaces shall be provided access to a nonresidential public street through a drive or aisle at least 10 feet wide.

E. Parking space dimension requirements.

Angle of stall	90°	60°	45°
Stall length	19' 00"	21' 00"	19' 10"
Stall width (regular)	9' 00"	10' 05"	12' 09"
Aisle width	24' 00"	18' 00"	13' 00"
Total width	62' 00"	60' 00"	52' 08"
Stall width (ADA)	12.0'	13' 9"	16' 9"

Typical Parking Dimensions

H. Stacking.

- (1) In addition to minimum parking and loading requirements, drive-in facilities shall provide five spaces per lane, booth, customer facility or service window.
- (2) Drive-in facilities shall be sited so as to facilitate principal on-site vehicular circulation and discourage vehicle stacking on the adjacent street.
- (3) The size of each stacking space shall be 20 feet in length by nine feet in width.

RESIDENTIAL
 100,000 USF
 700 SF AVERAGE PER UNIT

1 BEDROOM - 68 UNITS / 48%
 2 BEDROOM - 10 UNITS / 7%
 STUDIOS - 64 UNITS / 45%

TOTAL: 142 UNITS

PARKING
 18,000 SF
 55 SPACES

PARKING










58	-10
22	+1
64	+5
144	-6

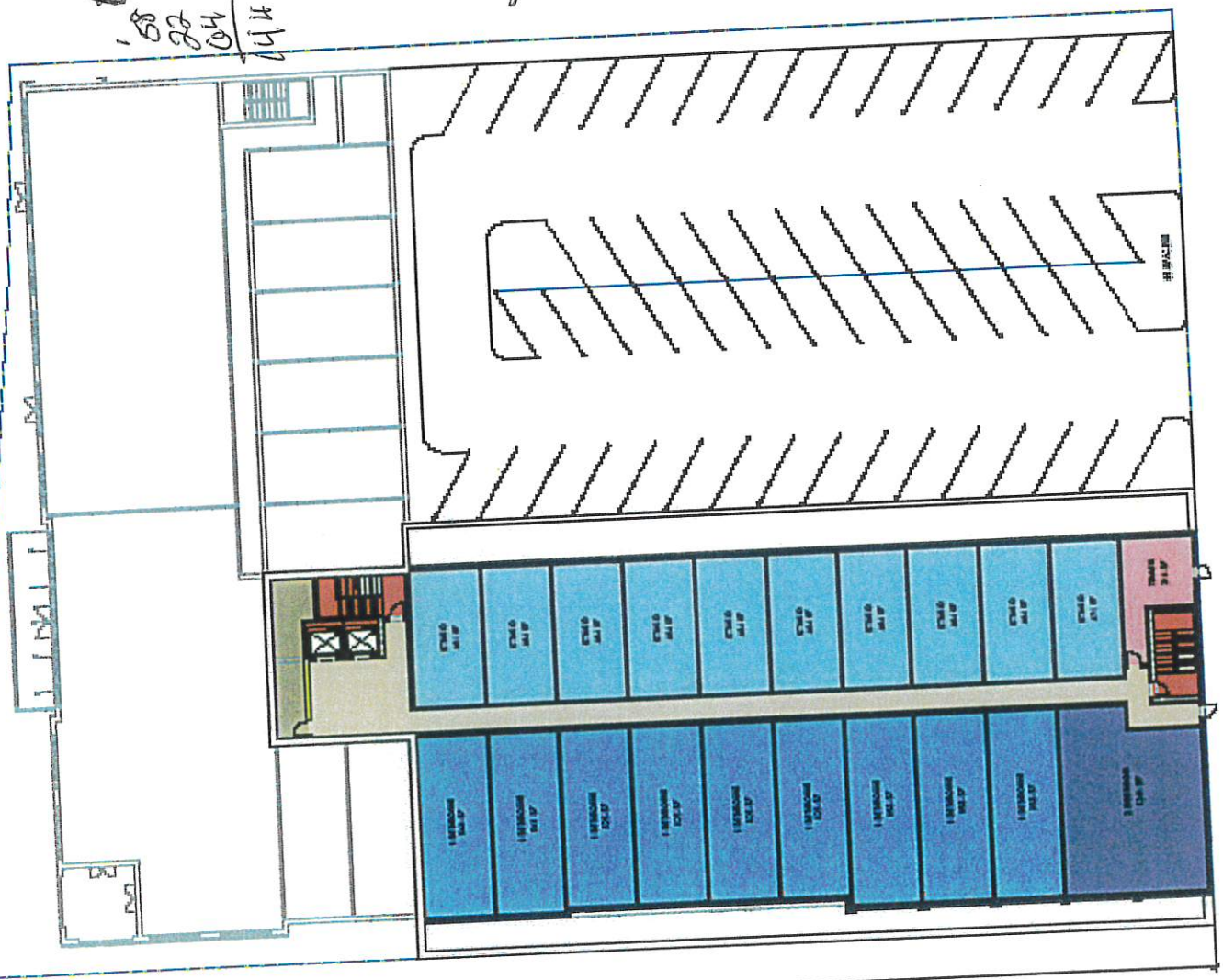
55 ON PROPERTY
 58 ACROSS THE STREET
 113

144
 113

 31 VARIANCE FOR

Commercial + 30
 61
 55 spots

-  LIGHTWELL
-  COMMERCIAL
-  LOBBY
-  1 BEDROOM UNITS
-  2 BEDROOM UNITS
-  STUDIO UNITS
-  VERTICAL CIRC.
-  LOADING/TRASH
-  UTILITIES



BASEMENT FLOOR PLAN