



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 ZONING BOARD OF APPEALS

Date: 4/14/2023

Application No. _____

Application Fee:

	Fee
<input checked="" type="checkbox"/> Land Use Variance	\$ 250.00
<input type="checkbox"/> Zoning Law Appeal	\$ 150.00

Property Address: 539 Ridge Road

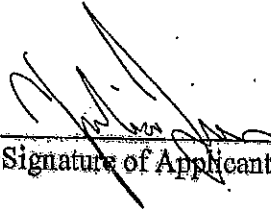
S.B.L. No. 142, 37-4-1, 11

Description of Action to be Appealed: Please see attached zoning package.

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal 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.

Lauren Jednak
Director of Development

JULIAN LOONEY
Name of Applicant


Signature of Applicant

SENECA ONE TOWER
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

BUFFALO, NY 14203

THE GATEWAY AT LACKAWANNA

ZONING PACKAGE

APRIL 14, 2023

 Douglas Development Corporation
 Antunovich Associates



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, and a 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.

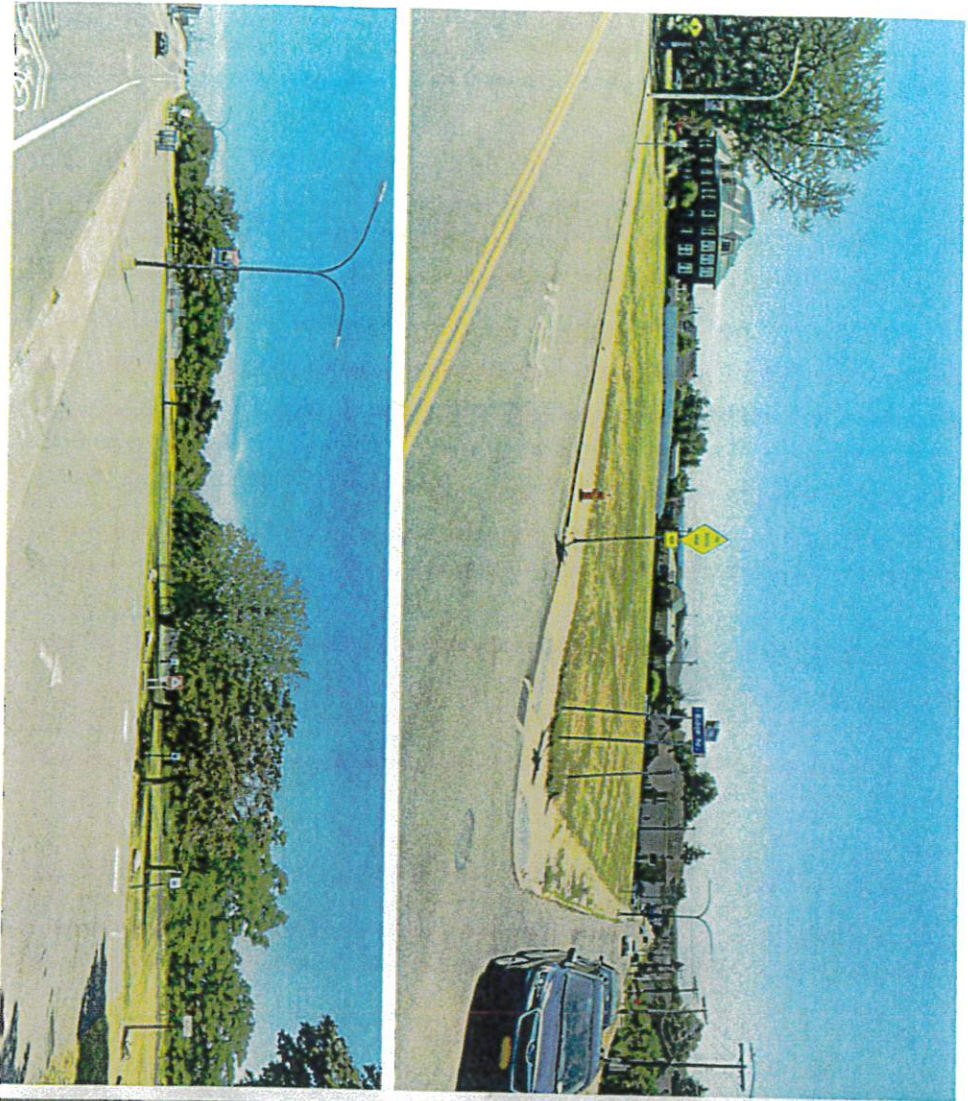
Located at the foot of the the central business district, The Gateway will act as a catalyst for future urban development throughout Lackawanna. By creating highly visible and attractive commercial spaces, job opportunities and careers will be at the forefront of the development.

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.



539 RIDGE RD, LACKAWANNA, NY 14218

DEVELOPMENT PLAN



 Douglas Development
 ANTUNOVICH ASSOCIATES
 539 RIDGE RD., LACKAWANNA, NY 14218

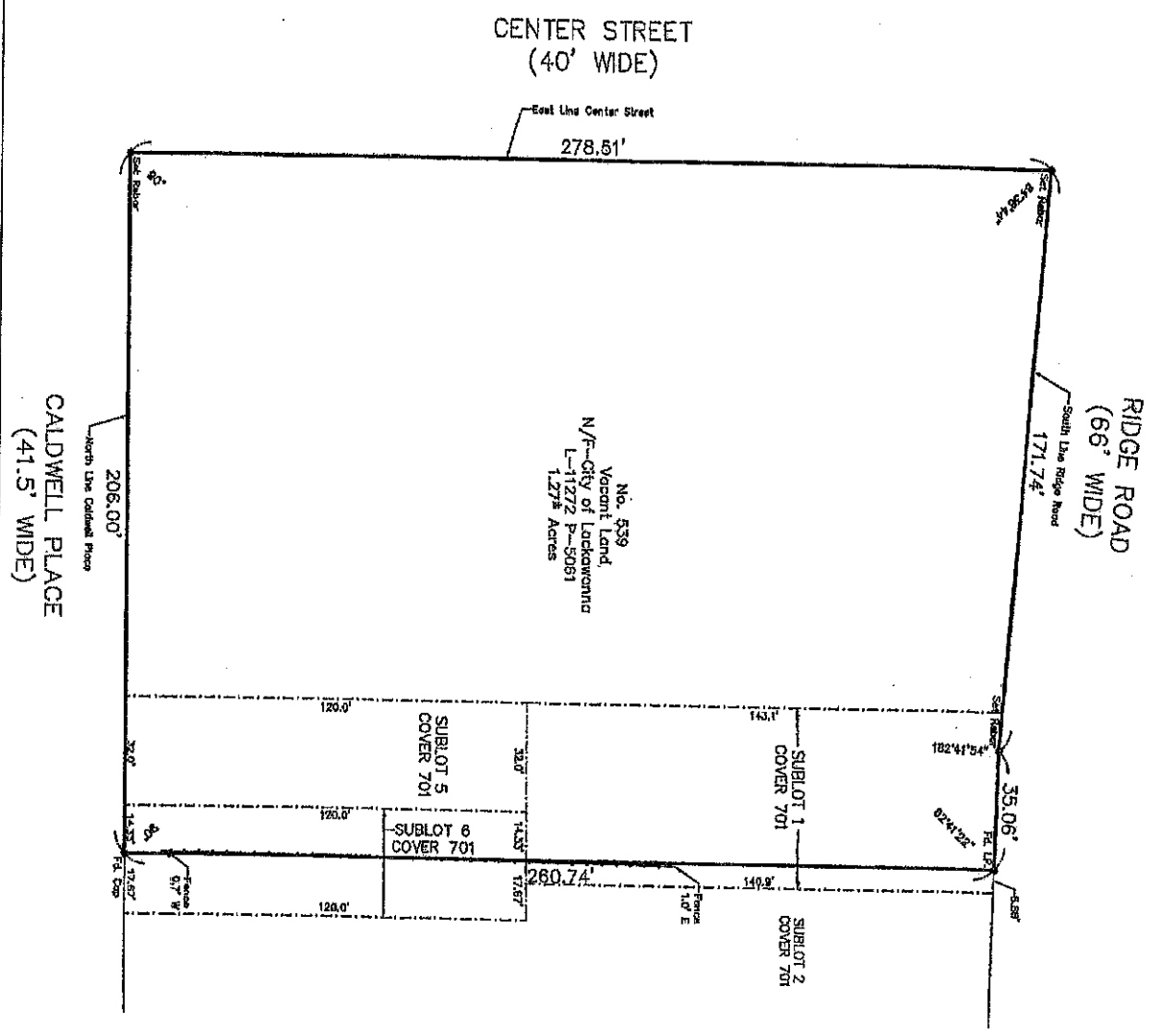
EXISTING SITE



Douglas
Development
Corporation

ANTUNOVICH
ASSOCIATES

539 RIDGE RD., LACKAWANNA, NY 14218



EXISTING SITE SURVEY

**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

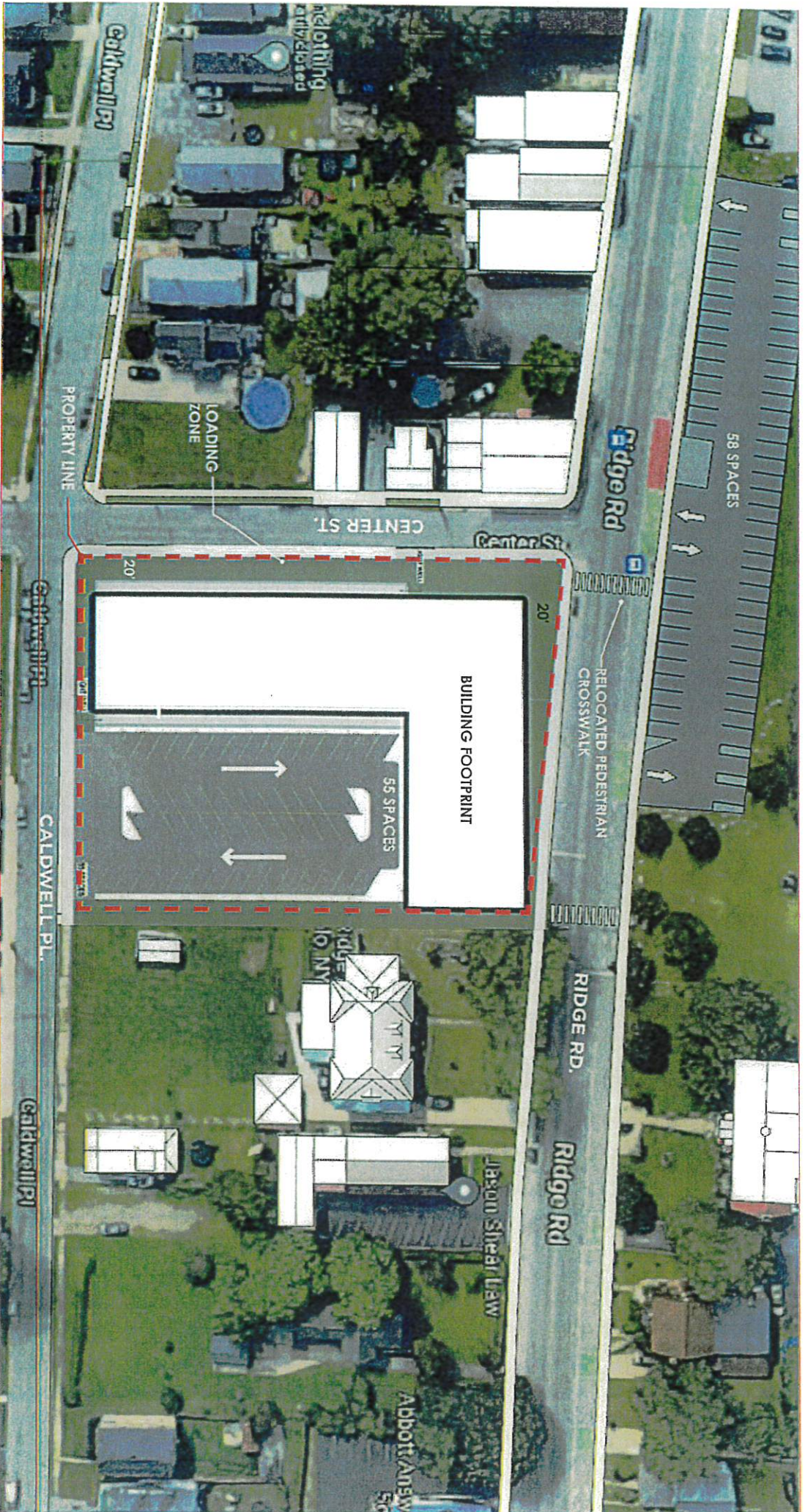


Douglas Development Corporation

ANTUNOVICH ASSOCIATES

539 RIDGE RD, LACKAWANNA, NY 14218

ZONING VARIANCES



539 RIDGE RD., LACKAWANNA, NY 14218

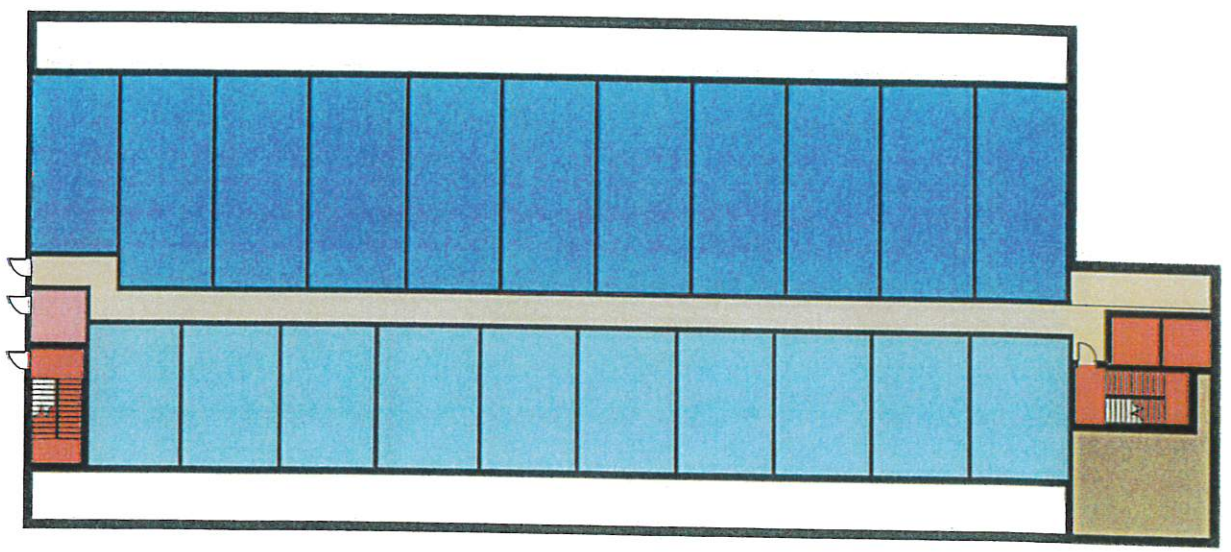
NEW DEVELOPMENT PLAN



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%

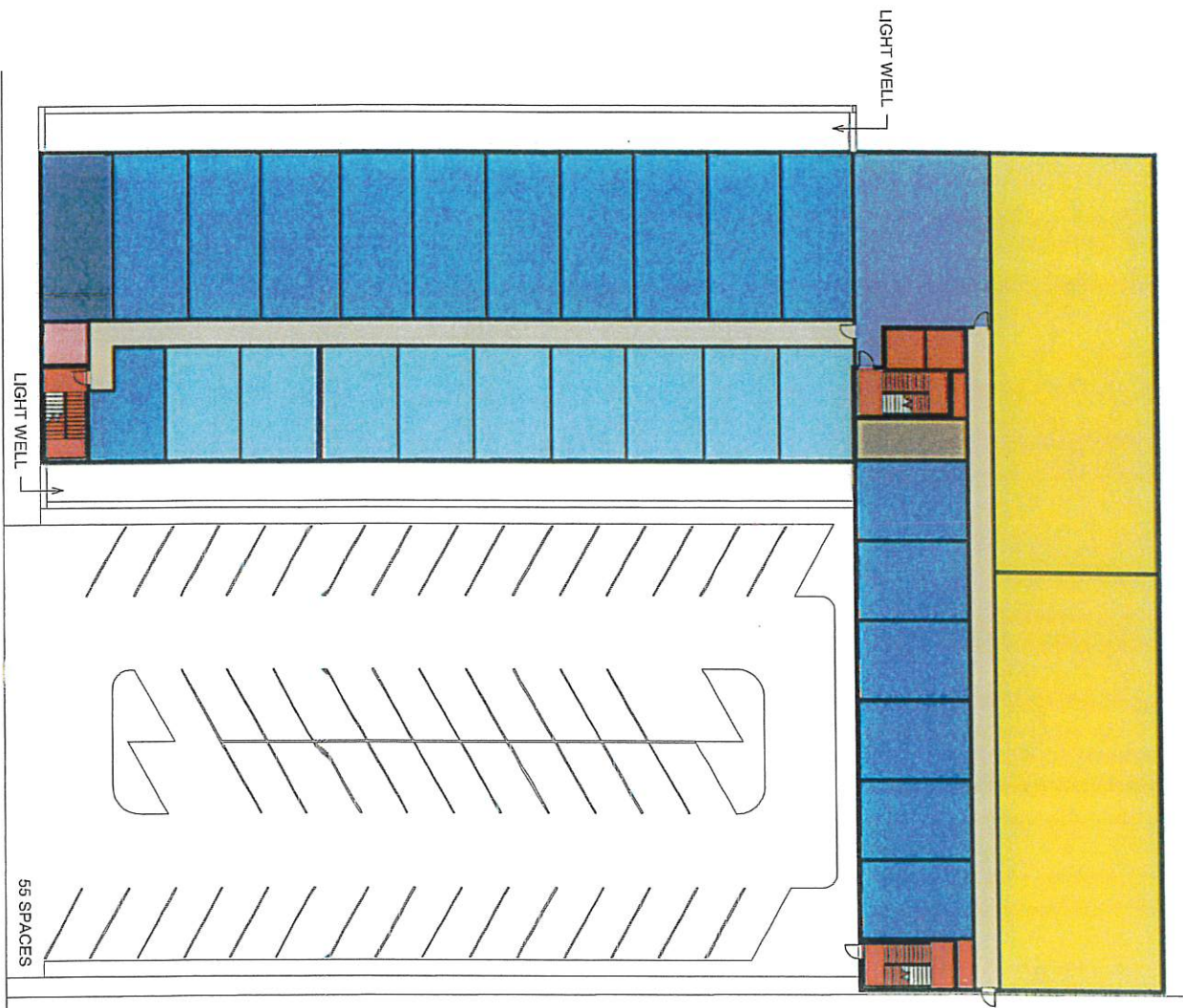
TOTAL: 148 UNITS

COMMERCIAL
6,200 SF

PARKING
18,000 SF

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

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

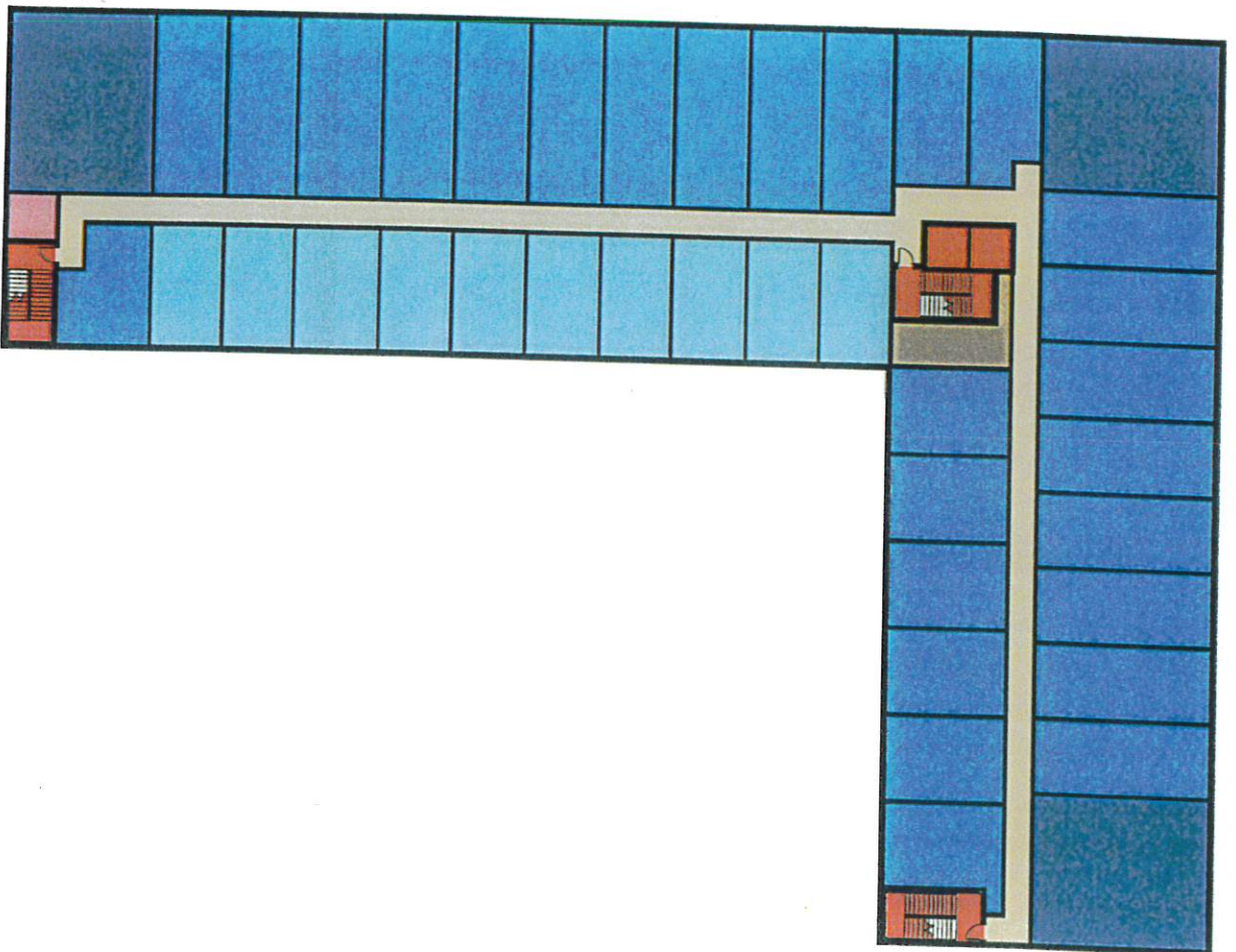
PARKING
 18,000 SF

- 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



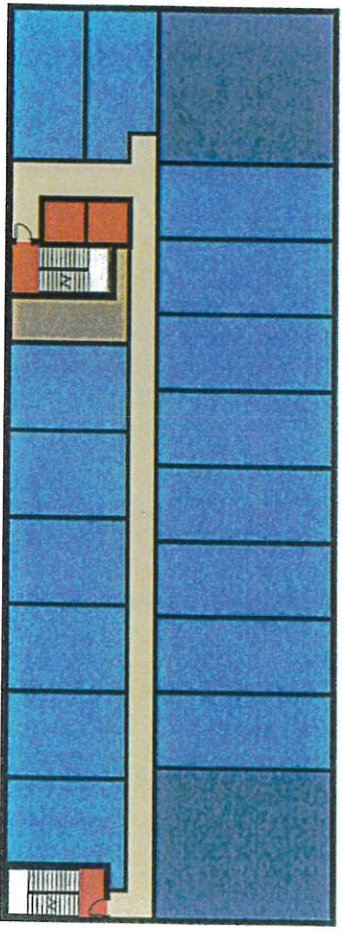


RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT
 1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%
TOTAL: 148 UNITS
COMMERCIAL
 6,200 SF
PARKING
 18,000 SF

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

SECOND-THIRD FLOOR PLAN

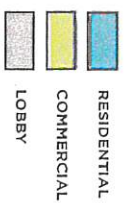
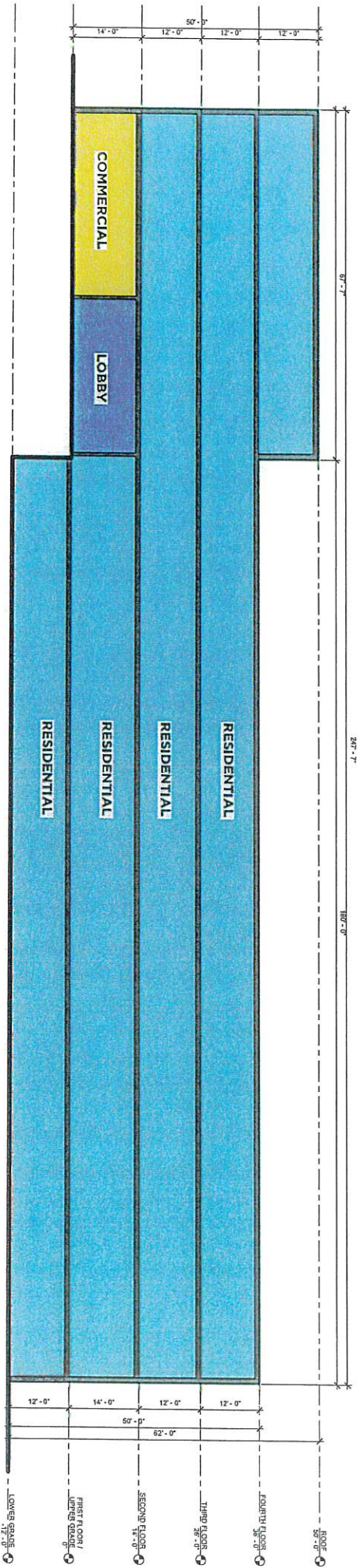
RESIDENTIAL
 100,000 SF
 650 SF AVERAGE PER UNIT
 1 BEDROOM - 78 UNITS / 52%
 2 BEDROOM - 9 UNITS / 6%
 STUDIO UNIT - 61 UNITS / 41%
TOTAL: 148 UNITS
COMMERCIAL
 6,200 SF
PARKING
 18,000 SF



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

FOURTH FLOOR PLAN

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

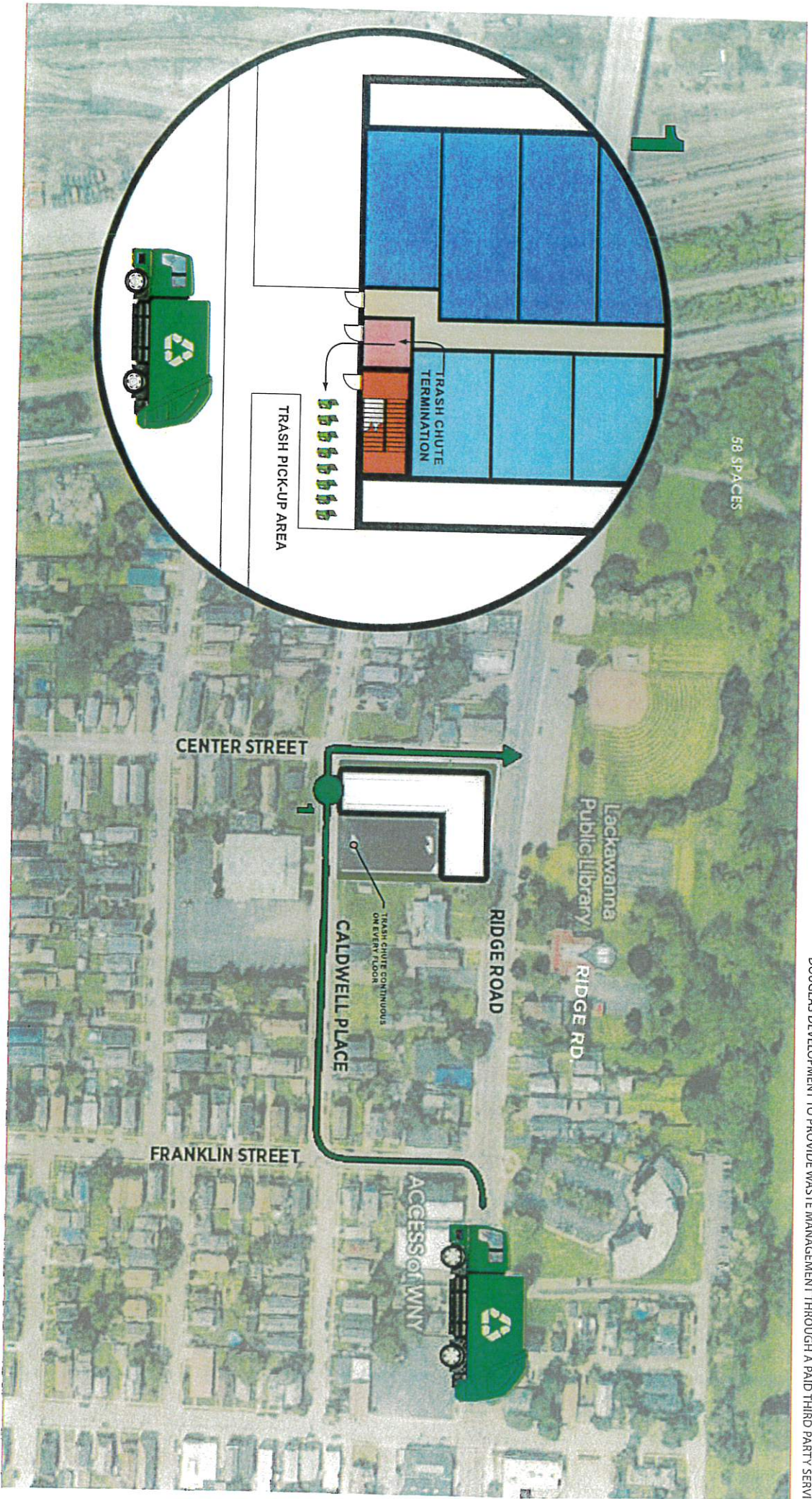


NEW DEVELOPMENT SECTION

Douglas Development Corporation
ANTUNOVICH ASSOCIATES
 539 RIDGE RD., LACKAWANNA, NY 14218



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



WASTE MANAGEMENT PLAN

Douglas Development
ANTUNOVICH ASSOCIATES
539 RIDGE RD., LACKAWANNA, NY 14218

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:

Date: April 26, 2023

Time:

Time: 5:00 pm

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. _____ Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. ___X___ Variance |
| 5. _____ 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@ 5:00pm** 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 ZONING BOARD OF APPEALS

Date: 4-5-2023

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
\$ 150.00

Property Address: 94 LINCOLN AVENUE LACKAWANNA NY 14218

S.B.L. No. _____

Description of Action to be Appealed: Addition to my garage, 30ft
5 feet from my fence

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal 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.

5 ft from fence line

Lauren Jednak
Director of Development

Melissa Wagner
Name of Applicant

Melissa Wagner
Signature of Applicant

94 Lincoln Ave Lack. NY 14218
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Melissa Wagner

Address: 94 Lincoln Ave

Lack. NY 14218

Property Address: 94 LINCOLN Avenue, Lack, NY 14218

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 the extension of my garage doesn't harm or violate property values in the neighborhood. If anything it would bring value to the neighborhood and the visual structure will enhance neighbors to upgrade their own properties.

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?

No, unfortunately, the purpose for the added square feet is to occupy my second vehicle and other things.

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

The area being requested still will be on my property which won't be on my neighbors.

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

No, the structure will not produce any environmental or physical that causes harm.

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?

No -


Sign Above, Print Name Below

MELISSA WAGNER

PARAVIS INDUSTRIES INC.

94 Lincoln Avenue

35.00 + Plus .20 Sq. feet

1597 ATLANTIC BLVD. • AUBURN HILLS, MI 48326 • (248) 393-2300 • FAX # (248) 393-0999

Precision Tooling, Details, Fixtures, Gages, Assemblies and Cutting Tools

Glenn Charest • Joe Blastic



any
3ft
E

New Edition

22 feet long

11ft

8 1/2ft

10ft

85
10
29.5 feet

15 ft - center point -
Roof Peak - 4 1/2

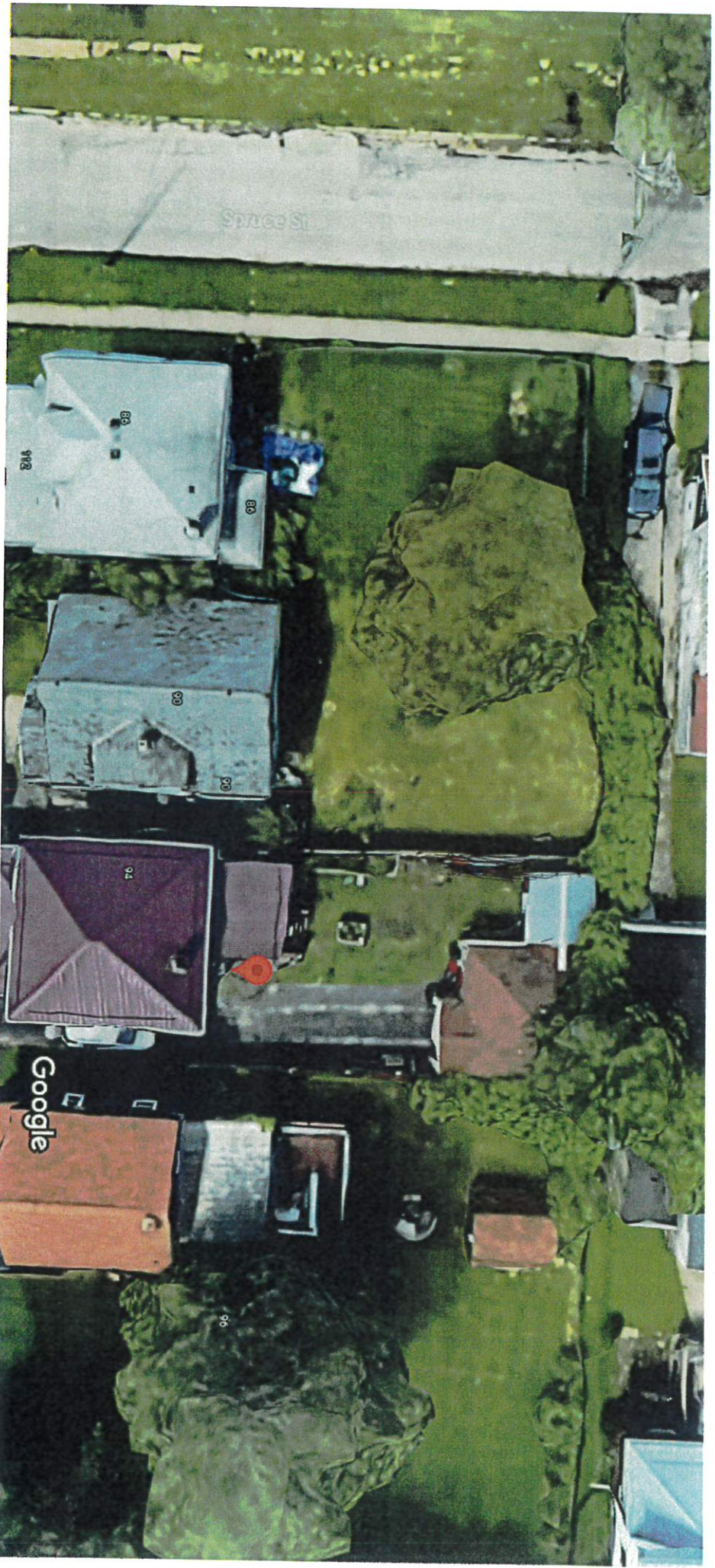


Google Maps 94 Lincoln Ave



Imagery ©2023 Google, Map data ©2023, Map data ©2023 20 ft

Google Maps 94 Lincoln Ave



Imagery ©2023 Google, Map data ©2023, Map data ©2023 20 ft

Yard Size

Minimum side yard	10 feet each side
Minimum rear yard	25 feet

Maximum Coverage

Building	20%
Lot	30%
Minimum landscaping	20% for site plan review uses
Maximum density	7 units per acre



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

April 13, 2023

Application Notice

Melissa Wagner
94 Lincoln Ave
Lackawanna, NY 14218

Re: 94 Lincoln 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: _____

Date: April 26, 2023

Time: _____

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
Jaimee Curbishley – 96 Lincoln
John Plandowski – 90 Lincoln
John Fitzpatrick- 104 Spruce



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

Property owner: Melissa Wagner

Address: 94 Lincoln Ave

In reference to: Requesting to build addition to garage

You are entitled to appear at the public hearing scheduled for **4/26/23@ 5:00pm** 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
 ZONING BOARD OF APPEALS

Date: 3-16-2023

Application No. _____

Application Fee:

Land Use Variance
 Zoning Law Appeal

Fee

\$ 250.00
 \$ 150.00

Property Address: 243 Ludel Terrace, Lackawanna

S.B.L. No. 142.20-3-30

Description of Action to be Appealed: looking to build a garage
in the corner of my backyard. 25 ft from rear
and 10 from side property line is to much
wasted space, I want to be as close to corner of lot as possible.

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal 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.

Beres Motion
 Krak 2nd
 All Approve

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: Garage built in backyard			
Project Location (describe, and attach a location map): Back corner of lot inside my property line. Several maps included.			
Brief Description of Proposed Action: Looking to have a garage built, it will not be near any houses, I just need to be as close to the property line so its out of the way and not in the middle of my yard.			
Name of Applicant or Sponsor: Kyle Horcek		Telephone:	
Address: 243 Ludel Terrace		E-Mail:	
City/PO: Lackawanna		State: NY	Zip Code: 14218
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: Just new building structure permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 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 checked="" type="checkbox"/> Other (Specify): According to Lackawanna Zone map, "mixed residential" with "open space" in the rear of property.			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: <u>no water in garage</u>				
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: <u>No water</u>				
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?		<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____ _____				

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?

not a flood zone

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?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

Will meet code or be tied into my french drains.

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

NO YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO YES

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

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

Applicant/sponsor/name: Kyle V Henck

Signature: Kyle V Henck

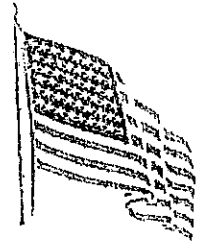
Date: 3-16-2023

Title: Owner



**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; *NO*

(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; *YES*

(3) whether the requested area variance is substantial; *YES*

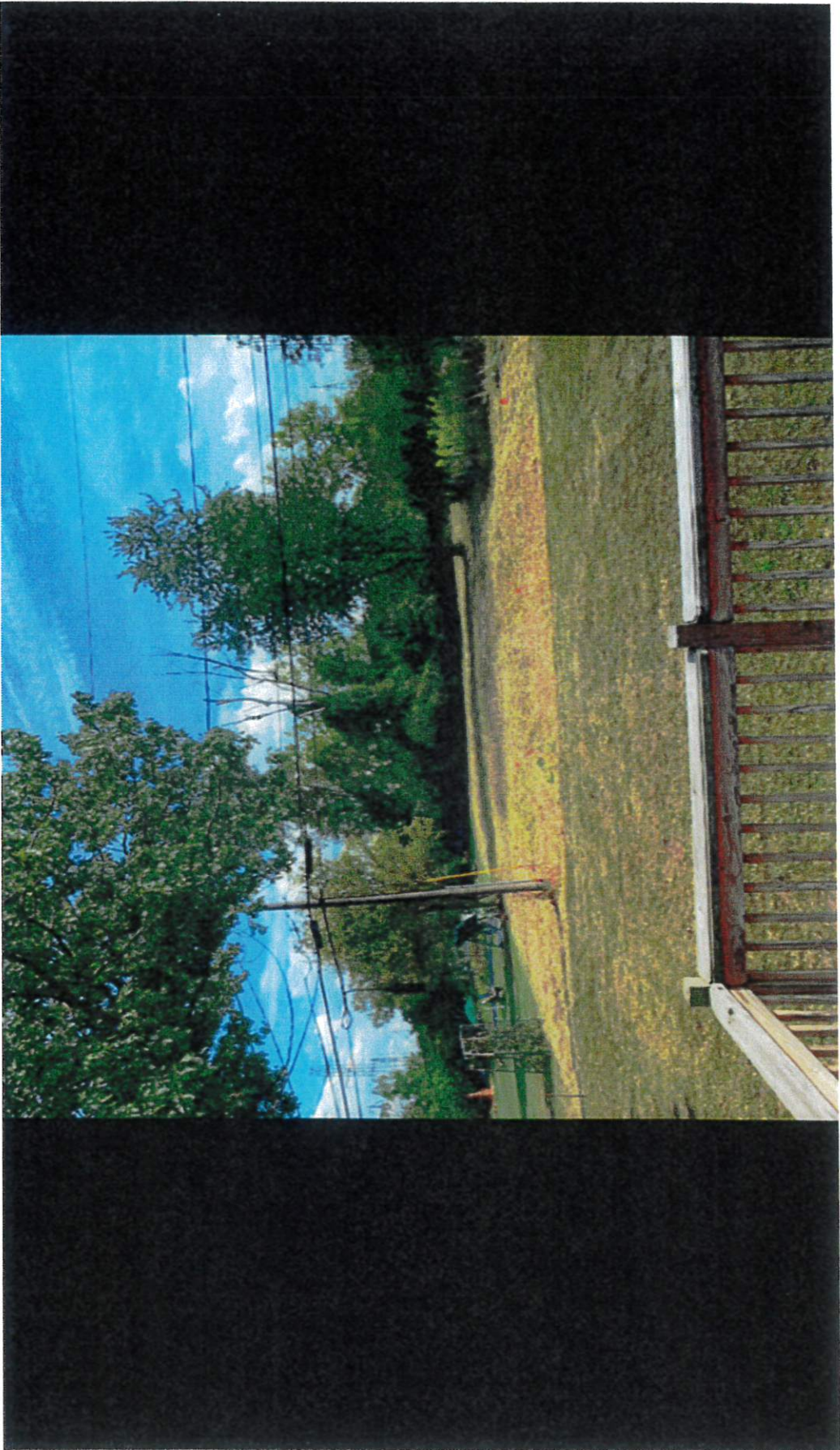
(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and *NO*

(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. *NO*

(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):

Richard Stanton
Department of Development









CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 13, 2023

Kyle Hercek
243 Ludel Ter
Lackawanna, NY 14218

Re: 243 Ludel Ter

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: _____

Date: April 26, 2023

Time: _____

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
James Hudy – 247 Ludel
Keith Dziak – 237 Ludel



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

Property owner: Kyle Jercek

Address: 243 Ludel Ter

In reference to: Requesting to build a garage in the corner of the back yard

You are entitled to appear at the public hearing scheduled for 4/26/23@ 5:00pm 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
ZONING BOARD OF APPEALS

Date: 7-31-23

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
\$ 150.00

Property Address: 1612 Electric Ave.

S.B.L. No. 142.70-2-1.1

Description of Action to be Appealed: Requesting to build
a small addition 7 feet from the
corner of my house and 18.5 ft
from curb.

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal 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.

Beres
Stamp

Motion
2nd
Add in favor

Lauren Jednak
Director of Development

Sean Casey
Name of Applicant

Sean Casey
Signature of Applicant

1612 Electric Ave
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Sean Casey

Address: 1612 Electric Ave

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: 16x13.5 foot addition starting 18.5ft from street							
Project Location (describe, and attach a location map): Front Corner of house facing Electric and Elkhart.							
Brief Description of Proposed Action: I would like to build a 16x13.5 ft room. 18.5 feet from the curb and it would be 7ft back from the corner of the building.							
Name of Applicant or Sponsor: Sean Casey		Telephone: _____					
Address: 1612 Electric Ave		E-Mail: _____					
City/PO: Lackawanna		State: NY	Zip Code: 14218				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		.30 acres					
b. Total acreage to be physically disturbed?		.0050 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.30 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input checked="" 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: _____ _____		<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: <u>The addition will not have any new plumbing.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: <u>The addition will not have any new plumbing.</u>		<input checked="" type="checkbox"/>	<input 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	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____ _____				

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

	NO	YES
	<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:

	NO	YES
	<input 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:

	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"/>

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"/>

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

Applicant/sponsor/name: Sean Casey Date: 3-31-23
Signature: *Sean Casey* Title: Property Owner



**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):

Richard Stanton
Department of Development

Property Address: 1612 Electric Ave

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, the addition will flow with the current structure and will have the same red roof and white siding.

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?

Although the current structure is 11.5 feet from the curb, new code states it must start 25 ft from curb. We plan to build 18.5 ft from the curb to avoid blocking windows, pipes and meters.

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

Most properties in the area were built before new zoning regulations so they are within 25ft from the curb also.

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

No

-
-
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?

No

Sean Casey
Sign Above, Print Name Below

Sean Casey



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 13, 2023

Sean Casey
1612 Electric Ave
Lackawanna, NY 14218

Re: 1612 Electric 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: _____

Date: April 26, 2023

Time: _____

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
Wlater Dryndas – 83 Elkhart
Amer Salah – 1618 Electric



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

Property owner: Sean Casey

Address: 1612 Electric Ave

In reference to: Requesting to build a addition in the corner of the house

You are entitled to appear at the public hearing scheduled for **4/26/23@ 5:00pm** 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
 ZONING BOARD OF APPEALS

Date: 10 APR 23

Application No. _____

Application Fee:

	Fee
<u> </u> Land Use Variance	\$ 250.00
<u> ✓ </u> Zoning Law Appeal	\$ 150.00

Property Address: 154 WILKES BARRE

S.B.L. No. 141.51-1-13.1

Description of Action to be Appealed: REDUCE REQUIRED 25'
SETBACK FOR ADDITION, WHICH WILL BE
2' FROM 50' ROW

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal 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.

Krak Motion
 Beres 2nd
 All in favor

Lauren Jednak
 Director of Development

Property Address: 154 WILKES BARRE

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?

ENTIRE RESIDENTIAL AND COMMERCIAL PROPERTIES
ARE CURRENTLY WITHIN WILKES BARRE
SET BACK AREA (25' FROM R.O.W.)

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?

ACCESS TO THE MOSQUE IS THROUGH THE
WEST SIDE STORING SHOES PRIOR TO ENTERING
THE MOSQUE IS A RELIGIOUS OBLIGATION,
THEREFORE, A STORAGE BUILDING ON THE
WEST SIDE IS THE ONLY SOLUTION.

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

THE EXISTING MOSQUE IS OUT OF COMPLIANCE
CURRENTLY, WITH A 25' SETBACK, THE MOSQUE
IS ONLY 13' FROM THE R.O.W., AS ARE
MOST OF THE RESIDENCES ON WILKES BARRE

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

NO, AS MOST RESIDENCES AND COMMERCIAL
BUSINESSES ARE NOT IN COMPLIANCE WITH
THE REQUIRED 25' SETBACK REQUIREMENT

-
-
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?

WITH THE CURRENT RECONSTRUCTION OF THE MOSQUE, THERE IS NO ADEQUATE AREA FOR INTERIOR SHOE STORAGE, AND WITH THE ENTRY BEING ON THE WEST SIDE, THE ONLY LOCATION FOR SHOE STORAGE PRIOR TO ENTERING THE MOSQUE IS THE WEST SIDE


Sign Above, Print Name Below

FRANK WAILAND

FRANK WAILAND
Name of Applicant


Signature of Applicant

3922 SENECA ST.
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: ALMUSTAQBAL FOUNDATION, INC

Address: 154 WILKES BARRE

LACKAWANNA, NY 14218

Lauren Jednak
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			
ADDITION TO EXISTING MOSQUE WEST SIDE			
Name of Action or Project: SHOE STORAGE CORRIDOR			
Project Location (describe, and attach a location map): 154 WILKES BARRE, LACKAWANNA, NY			
Brief Description of Proposed Action: BUILD A 10' W X 70' LONG CORRIDOR AT MOSQUE WEST WALL FOR SHOE STORAGE BEFORE ENTERING PRAYER HALL.			
Name of Applicant or Sponsor: FRANK WALAND (AGENT)		Telephone:	
Address: 3922 SENECA ST.		E-Mail:	
City/PO: W. SENECA		State: NEW YORK	Zip Code: 14224
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: ZBA, BUILDING DEPT.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			<u>.47</u> acres
b. Total acreage to be physically disturbed?			<u>.016</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<u>.47</u> acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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"/>	<input checked="" type="checkbox"/>	<input 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: _____		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>(EXISTING SERVICE)</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input 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: _____ _____ _____		<input checked="" type="checkbox"/>	<input 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 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
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: <u>EXISTING STORM SYSTEM</u>		
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"/>
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"/>

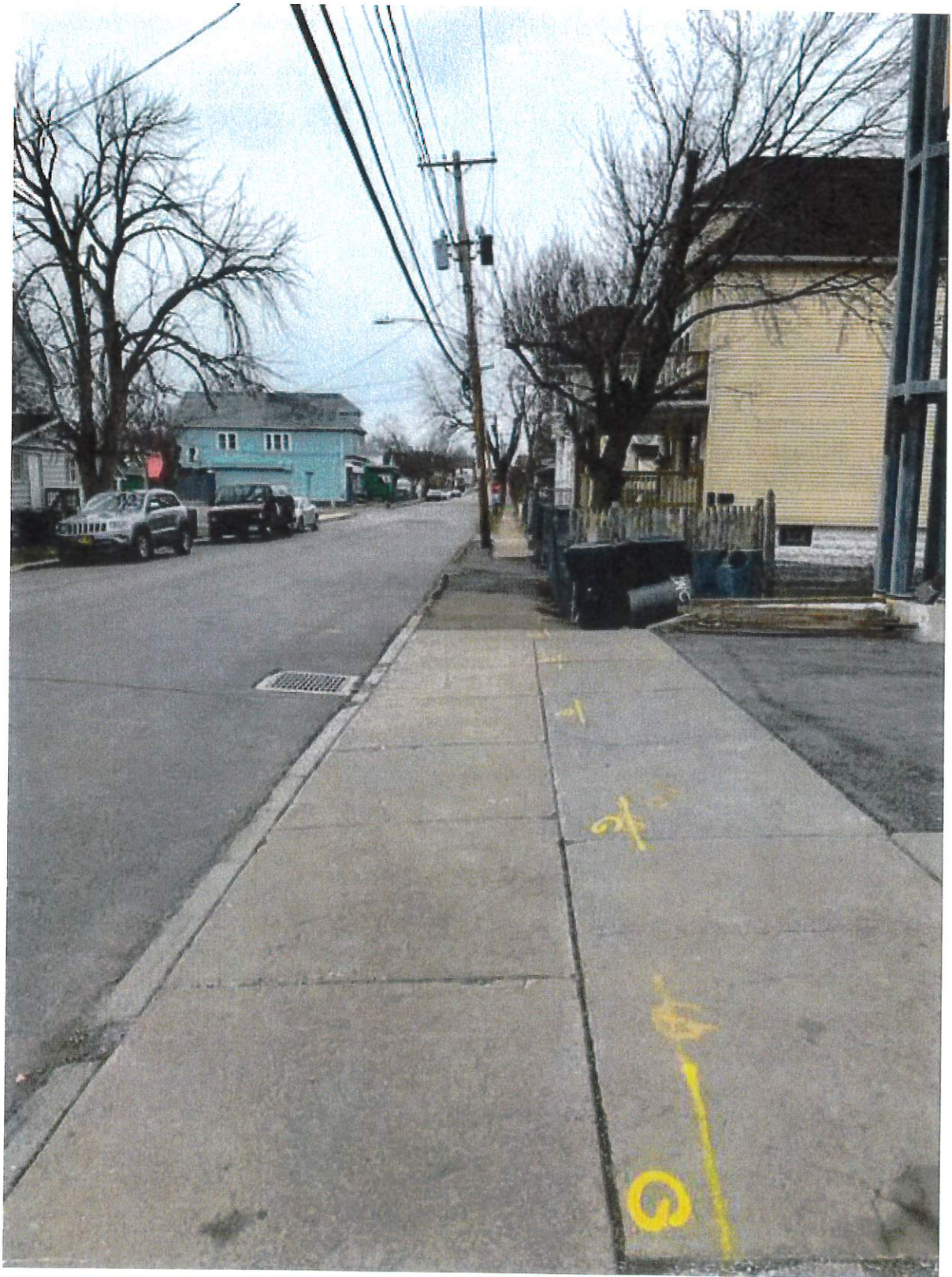
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: FRANK WAILAND Date: 3 APR 23

Signature: [Signature] Title: AGENT



WILKES BARE, SOUTH VIEW



WILKES BARRE, NORTH VIEW



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 13, 2023

Frank Wailand
3922 Seneca St
West Seneca, NY 14224

Re: 154 Wilkesbarre 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: _____

Date: April 26, 2023

Time: _____

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
Eladia Molina – 140 Wilkesbarre
Mohamed Abdulla – 162 Wilkesbarre



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

Property owner: Frank Wailand

Address: 154 Wilkesbarre Ave

In reference to: Requesting setback for addition for shoes

You are entitled to appear at the public hearing scheduled for **4/26/23@ 5:00pm** 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