



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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



APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 4-2-24

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<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: 1404 ABBOTT RD LACK 14218

S.B.L. No. _____

Description of Proposed Project: EXISTING FENCE WAS DAMAGED
BEYOND REPAIR, AND IN ORDER TO FIX IT WILL NEED
TO BE REPLACED BECAUSE IT CANNOT BE REPLICATED.
THE FENCE WILL BE REPLACED WITH A SIMILAR
DESIGN, WITH THE DIFFERENCE OF ADDING AN 18 INCH
FOOTER BETWEEN THE POSTS.

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.

JOHN JACOBI
Name of Applicant

1404 ABBOTT RD
Address of Applicant

Applicant's Email

MAIL TO:
41576 LAKESHORE RD
HAMBURG NY 14075

Property Owner:

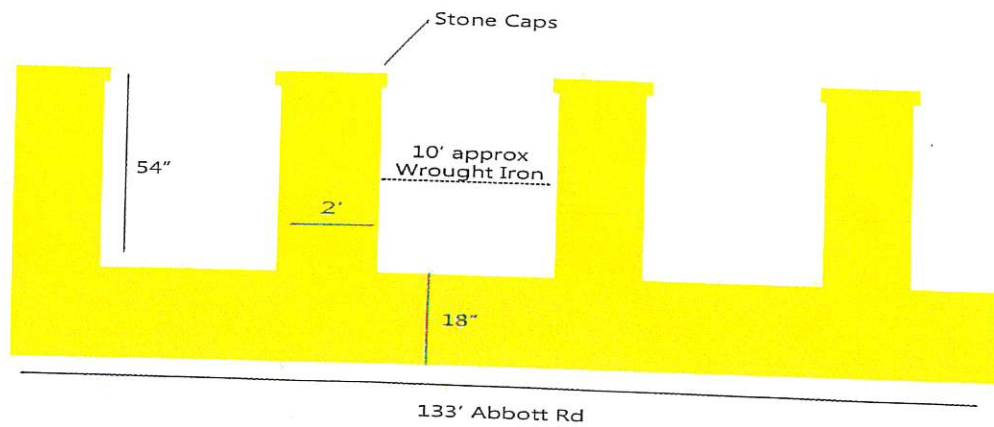
NAME: JOHN JACOBI

Address: 1404 ABBOTT RD
LACK NY 14218

[Signature]
Signature of Applicant

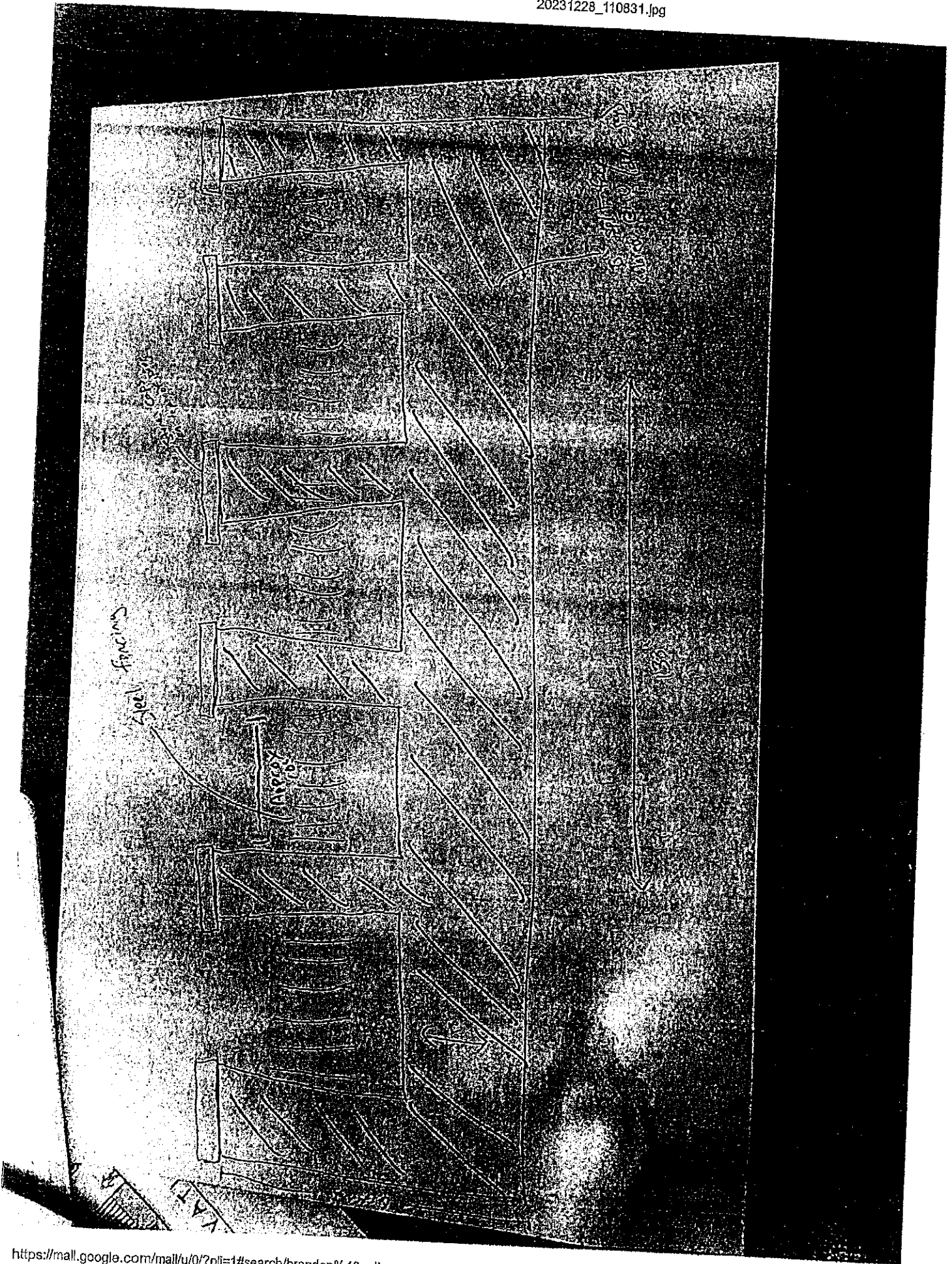
Applicant Phone No.

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



Sincerely,

John Jacobi



J's White Elephant

4/8/2024

1404 Abbott Rd
Lacakwanna, NY

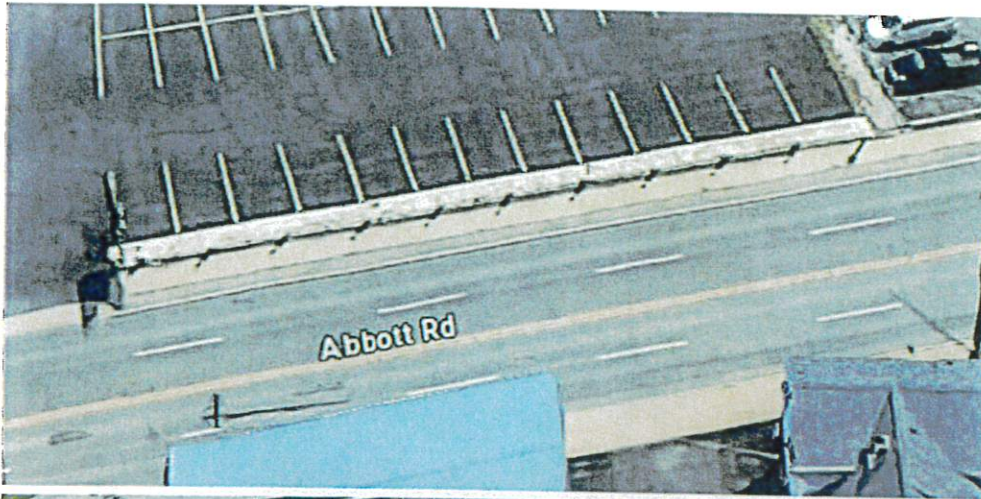
Dear Recipient:

We need to replace the fence along Abbott Rd due to a car accident the destroyed the fence and is impossible to replace to its current materials and design. We are replacing it with block, and wrought iron keeping the similar look to what is currently there. Enclosed are images of prior and damages and proposed approximate design.











CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 15, 2024

John Jacobi
4576 Lakeshore Rd
Hamburg, NY 14075

Re: 1404 Abbott Rd

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

Planning and Development Board

Zoning Board of Appeals

Date: April 24, 2024

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



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: 2/8/24

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input 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	\$ <u>0.00</u>
<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 1478 Abb. H Rd

S.B.L. No. _____

Description of Proposed Project: Fence Slats

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.

Shirley Burgas
Name of Applicant

Shirley Burgas
Signature of Applicant

1478 Abbott Rd
Address of Applicant

Applicant Phone No.

Applicant's Email

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

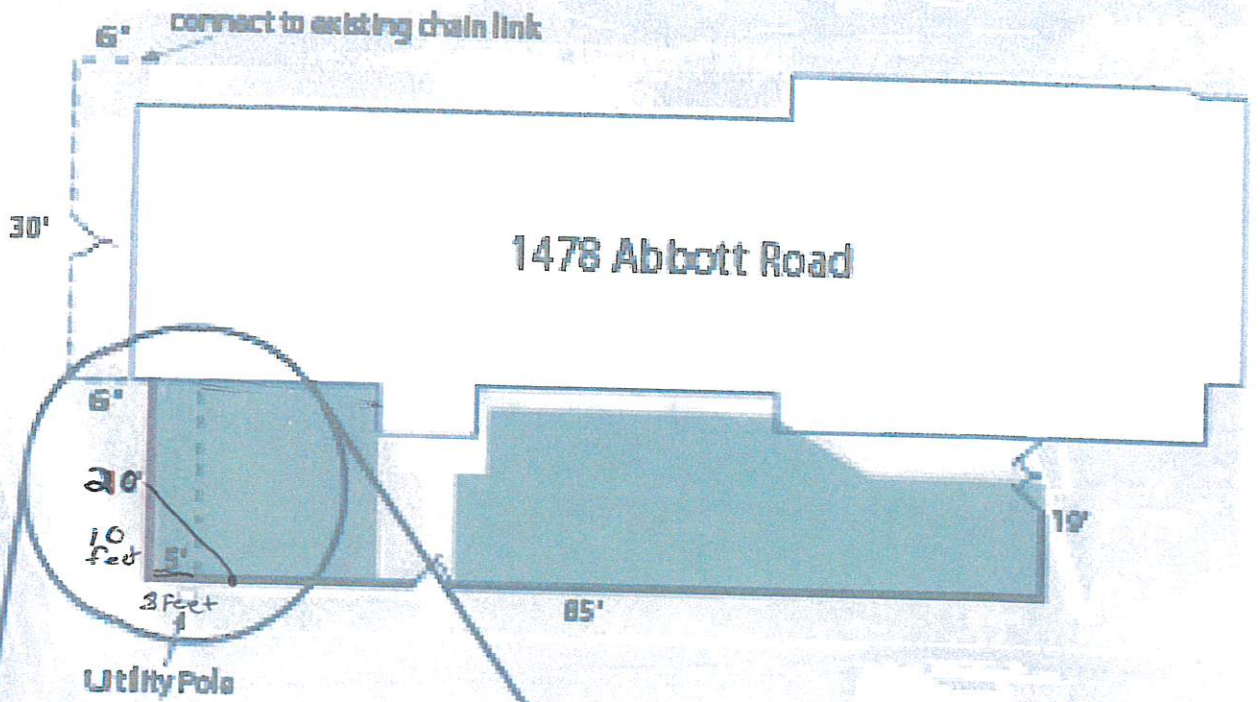
Property Owner:

NAME: Shirley Burgas

Address: 4820 Seneca Street

Director of Development

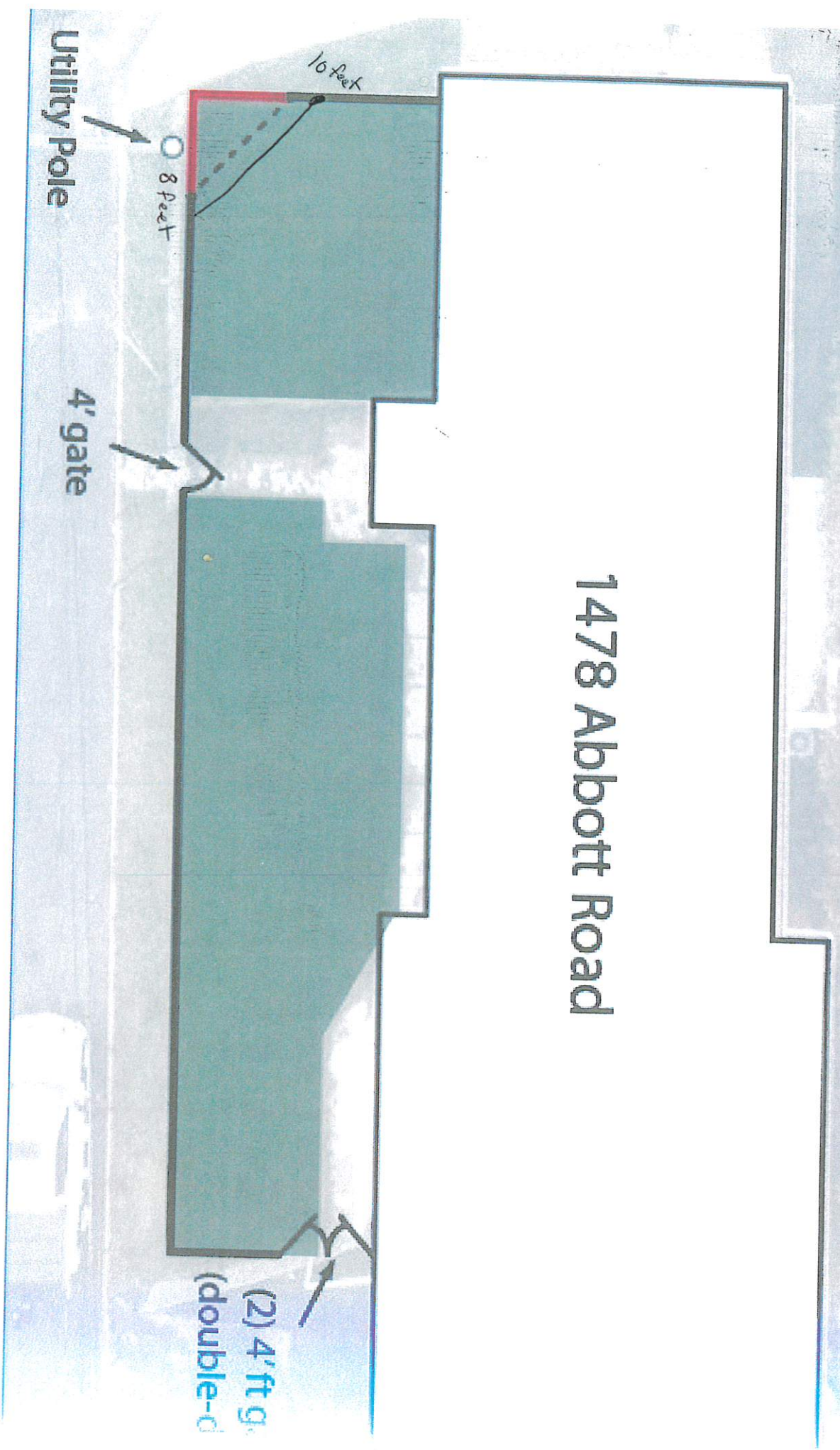
Preferred option



- Current Fence
- Proposed sections to be removed
- Proposed additions
- Usable Green Space



1478 Abbott Road

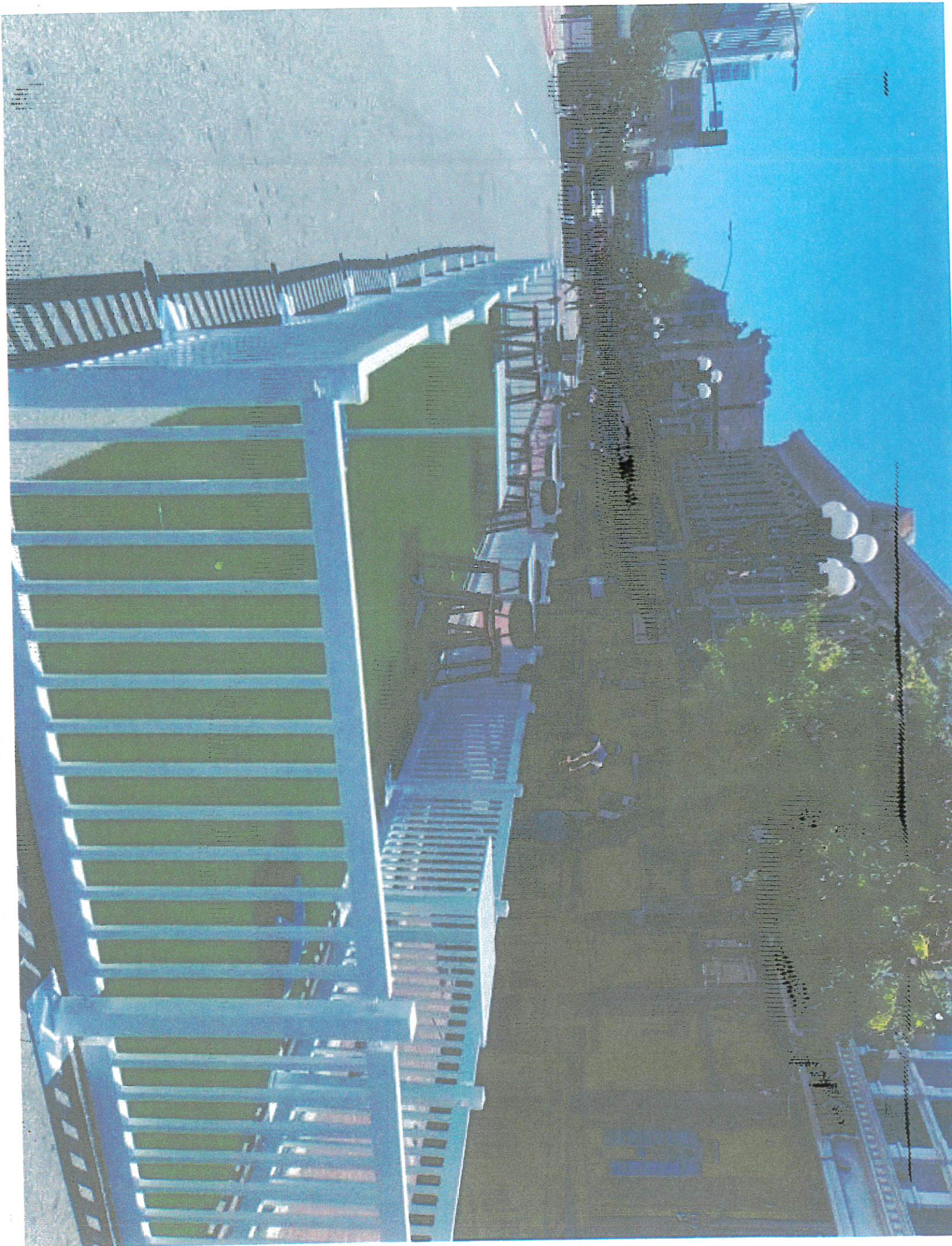


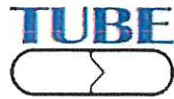
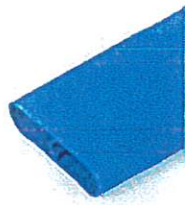
— Current Fence

— Proposed sections to be removed

- - - Proposed section to be added at 45° angle

■ Ileshla Green Space





Privacy Factor on 2" Fence	75%	85%	98%
Privacy Factor on 2 1/4" Fence	70%	80%	95%
Privacy Factor on 2 3/8" Fence	65%	75%	80%
Style	Traditional	Modern	Maximum Privacy
Construction	Double Wall	Single Wall	Double Wall with Fins
Bottom-Locking Design	Yes, with included Viper Channel	Yes, with included Viper Channel	Yes, with included Viper Channel
Material	High-Density Polyethylene (HDPE) with UV Inhibitors	High-Density Polyethylene (HDPE) with UV Inhibitors	(HDPE) with UV Inhibitors. Wings are made from (TPE)

Compare with similar items

	This Item	Recommendations		
	Tube Slats Made in America Privacy Inserts for Chain-Link Fence, Double-Wall Vertical...	Tube Slats Made in America Privacy Inserts for Chain-Link Fence, Double-Wall Vertical...	Tube Slats Made in America Privacy Inserts for Chain-Link Fence, Double-Wall Vertical...	Fenpro Chain Link Fence Privacy Tape (Chocolate Brown)
	Add to Cart	Add to Cart	Add to Cart	Add to Cart
Price	\$49 ⁴⁵	\$70 ⁷⁵	\$70 ⁷⁵	\$37 ⁹⁹
Delivery	Get it Feb 13 - 16	Get it Feb 13 - 16	Get it Feb 13 - 16	Get it as soon as Tuesday, Feb 13
Customer Ratings	4.4 235	4.4 235	4.4 235	4.4 2,319

Delivering to Buffalo 14218
Update location

Garden & Outdoor Search Amazon

Account & Lists Returns & Orders

0

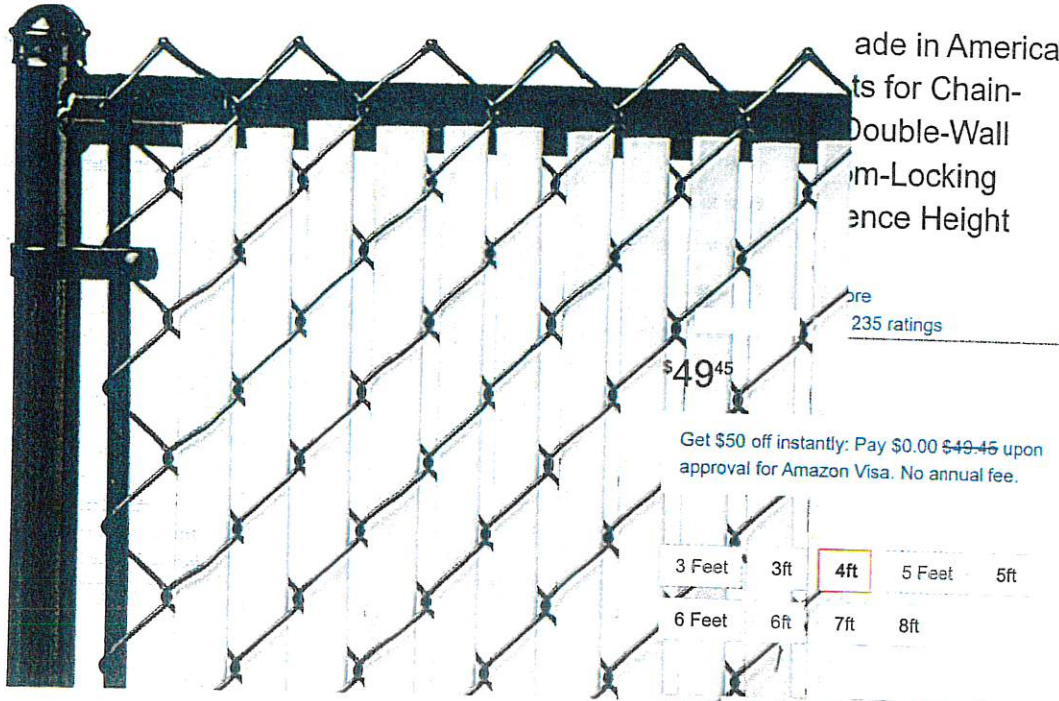
All Valentine's Gifts Medical Care Best Sellers Amazon Basics Prime New Releases Today's Deals

Shop Black-owned businesses

Amazon Home Shop by Room Discover Shop by Style Home Décor Furniture Kitchen & Dining Bed & Bath Garden & Outdoor Home Improvement

Patio, Lawn & Garden Outdoor Décor Decorative Fences

Sponsored



Roll over image to zoom in



- **FENCE PRIVACY:** Unlike fence tape, these slats are designed to easily slide vertically through your chain-link fence for partial outdoor privacy. Determine the diamond size of your fence by measuring diagonally between the parallel wires, not corner to corner. Compatible with 3', 4', 5', 6', 7', and 8' height fences.
- **QUALITY DESIGN:** Tube Slats are made from high-density polyethylene (HDPE), color pigments, and ultraviolet (UV) inhibitors designed to lessen the harmful effects of the sun and extend product life. These slats are durable and resistant to severe weather conditions, sand, salt water, alcohol, most acids, alkaline, ammonia, petroleum distillates, and common environmental pollutants.
- **COVERAGE:** Each slat measures 1.09" wide. Bottom-locking Tube Slats will provide approximately 75% blockage in chain link with a 2-inch diamond. Slats installed in chain-link mesh with a 2 1/4-inch diamond will achieve approximately 70% coverage. Slats used in economy chain-link fabric with a 2 3/8-inch diamond will produce about 65% privacy.
- **WITH YOUR ORDER:** Each bag contains 82 slats and covers up to 10 linear ft. Included in each bag are 3 Viper Channel pieces that are 42" in length (allowing for 10' of coverage with

\$49.45

\$13.50 delivery February 13 - 16. Details

Delivering to Buffalo 14218 - Update location

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Slat Depot
 Sold by Slat Depot
 Returns Eligible for Return, Refund or Replacement within 30 days of receipt
 Payment Secure transaction

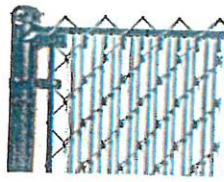
Add to List

Sponsored

Sponsored



Made in America -
Solid Tube Slat Privacy
Inserts for Chain-Link
Fence, Double-Wall V...
284
\$80.00 (\$16.00/Foot)



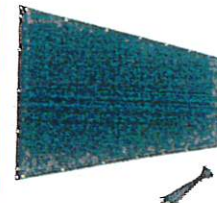
Ridged Slats Made in
America Slat Depot
Single Wall Bottom
Locking Privacy Slat for...
2,591
\$37.62



Fenpro Chain Link Fence
Privacy Tape (Arctic
White)
2,319
\$37.99
Save 10% with coupon



Shade&Beyond 4' X 50'
Fence Privacy Screen
Heavy Duty 170 GSM
Fencing Mesh Shade...
1,068
\$45.99 (\$0.23/Sq Ft)
Save 5% with coupon



Windscreen4less 4' x 50'
Privacy Fence Screen
Heavy Duty Windscreen
Fencing Cover W...
3,992
\$38.98 (\$0.19/Sq Ft)
Save 5% with coupon



Patio 5' x 25' Fe
Privacy Screen
Gray Commerci
Heavy Duty Out
68
\$35.99 (\$0.29...)
Save 5% with couj

Product Description

Our Tube Slats come in a variety of colors in order to accommodate all sorts of design aesthetics. You can choose from neutral colors, like beige, white, or gray, or more vibrant colors, like green, sky blue, or royal blue.

Our Tube Slats are designed primarily for 9- or 11-gauge chain link. These privacy slats also work for 11.5- or 12.5-gauge chain link with larger diamonds, like 2 1/4" and 2 3/8", but it is important to note that the concealment factor will be slightly reduced.

To accommodate several chain-link-fence heights, we've designed our Tube Slats in a variety of sizes from 3' to 8' long. Make sure to measure the height of your chain link in order to purchase the correct Tube Slat for your fence.


Each bag of slats covers around 10 linear ft. of chain-link fence with 2-inch diamonds. Three Viper Channel pieces are included with each unit. We recommend purchasing an extra Viper Channel if the chain-link mesh is over 2".

Your chain-link fence directly affects the results of this product. Our Tube Slats are designed primarily for 9- or 11-gauge chain link. (Also works for 11.5- or 12.5-gauge chain link with larger diamonds, like 2 1/4" and 2 3/8", but the privacy factor will be slightly reduced.)

6" to spare). These double-wall, bottom-locking Tube Slats come in a variety of colors.

- **EASY TO INSTALL:** The perfect privacy fencing solution, these slats are made to easily slide down vertically through the chain link and lock into the Viper Channel Locking System. These channels are attached together with an orange ribbon, which extends out the end of the bag for easy retrieval.

Additional Details

 **Small Business**
This product is from a small business brand. Support small. [Learn more](#)

Customer ratings by feature

Sheerness	4.6
Easy to use	4.6
Easy to install	4.4
Sturdiness	4.3

[See all reviews](#)

Sponsored

Buy it with



+



+



Total price: \$76.43

[Add all 3 to Cart](#)

This item: Tube Slats Made in America Privacy Inserts for Chain-Link Fence, Double-Wall Vertical Bottom-Locking Privacy Slat for 4' ...
\$49⁴⁵

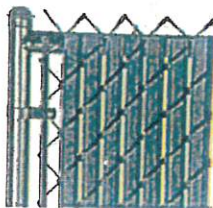
Command Outdoor Light Clips, Damage Free Hanging Outdoor Light Clips with Adhesive Strips, ...
\$12⁹⁹

Scotch Heavy Duty Packaging Tape, 1.88" x 22.2 yd, Designed for Packing, Shipping and Mailing ...
\$13⁹⁹ (\$2.33/Count)

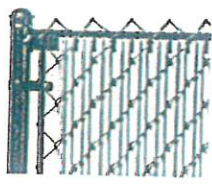
These items are shipped from and sold by different sellers.
[Show details](#)

Products related to this item

Sponsored



Made in America - SoliTube Slat Privacy Inserts for Chain-Link Fence, Double-Wall Vertical Bottom-Locking Privacy Slat for 4' ...
284
\$80.00 (\$18.00/Foot)



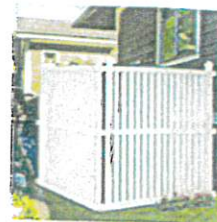
Ridged Slats Made in America Slat Depot Single Wall Bottom Locking Privacy Slat for 4' ...
2,591
\$37.62



Fenpro Chain Link Fence Privacy Tape (Arctic White)
2,319
\$37.99
Save 10% with coupon



Shade&Beyond 4' X 50' Fence Privacy Screen Heavy Duty 170 GSM Fencing Mesh Shade...
1,068
\$46.88 (\$0.23/Sq Ft)
Save 5% with coupon



WEEDING 36"Wx45"H Outdoor Privacy Screen, Vinyl Air Conditioner Fence with Metal Slats...
24
\$61.99 (\$2.76/Sq Ft)



Skloopearg Artif Privacy Fence S 39.4" X 113" UV Fake Leaves Pl...
\$25.99
Save 20% with coupon

4 stars and above

1478 Abbott Rd

To:

Date: Thursday, February 8, 2024 at 09:46 AM EST

Good morning I hope you are having an amazing day so far.

I am writing you this email to first and foremost apologize for the confusion with the fencing that was just installed at 1478 Abbott it was an oversight that I did not realize on my part, and I apologize. When installing I told fencing company to replace fence with like material and in the same spot old change link fence was. I did not realize that I needed to go with a smaller links so that children cannot get a foot hold and climb. I am working with the fencing company and waiting to fix the problem. However, company first needs clarification and approval before they move forward. In the minutes there was no indication on size, so I was not aware that we had to do the smaller links. Stright link Fencing suggested instead of mesh privacy the slated inside the 2-inch links would be the best way to prevent a child from getting a foothold in the fencing. He stated even with the mesh and smaller links they can still get their foot on the ledge of the fencing and the mesh tears and stretches quickly over time. In his option for the slates would be even safer. In the corner where we don't want to obstructed view, we would replace that area with the smaller links. The smaller links are harder to order and will take some time however if it is just but that smaller are he is saying they can fix the issues quicker. Also on my part cost is a struggle for us the cost of the smaller links are 4 times the amount I am hoping this compromise will fix the problem. Attached is a picture of the exact slates we would use.

Praying this is a good compromise. Just need clarification.

Approve slats so children cannot get a foot hold to climb.

How big of an area in the corner that you do not want the privacy material and will be the smaller links.

The size of the small links size that will be replace just in that corner and where there is no privacy Size of links in that area being 1.25in or 1"

Thank you so much for all you do I am excited to be a part of this community and really appreciate everyone!

God Blessed and Thank you,

Shirley Burgos





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

April 15, 2024

Application Notice

Shirley Burgos
1478 Abbott Rd
Lackawanna, NY 14218

Re: 1478 Abbott Rd

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

Planning and Development Board

Zoning Board of Appeals

Date: April 24, 2024

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 Komenda- 14 Greenwood
Iaac & Sullivan & Co-1474 Abbott



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering 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: Shirley Burgos

Address: 1478 Abbott Rd

In reference to: Requesting to install fence slats

You are entitled to appear at the public hearing scheduled for **4/24/24@ 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

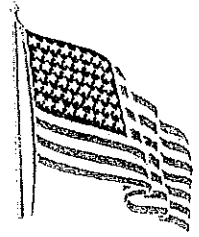
If you have any questions regarding the meeting, please call 716-827-6474

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: 4/5/24

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
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<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: 126 Keever Ave

S.B.L. No. _____

Description of Proposed Project: New Construction,
Single family home

Director of Development

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Habitat for Humanity

Angela Watson

Name of Applicant

Angela Watson
Signature of Applicant

1675 S. Park Ave Buffalo

Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Habitat for Humanity Buffalo

Address: 1675 S. Park Ave

Buffalo NY 14220

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: New Construction - Single family home									
Project Location (describe, and attach a location map): 126 Keever Ave									
Brief Description of Proposed Action: New Construction, stick built home									
Name of Applicant or Sponsor: Angela Watson - Habitat for Humanity Buffalo		Telephone: _____							
Address: 1675 S. Park Ave		E-Mail: _____							
City/PO: Buffalo		State: NY	Zip Code: 14220						
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>						
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>						
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?									
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; padding: 5px;">.096 acres</td> <td style="width: 50%; padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">.014 acres</td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">.096 acres</td> <td style="padding: 5px;"></td> </tr> </table>				.096 acres		.014 acres		.096 acres	
.096 acres									
.014 acres									
.096 acres									
4. Check all land uses that occur on, are adjoining or near the proposed action:									
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)									
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):									
<input type="checkbox"/> Parkland									

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
	<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,

a. Will storm water discharges flow to adjacent properties?

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

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

Gutter to splash blocks

	NO	YES
	<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:

	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: Angela Watson Date: 4/5/24
Signature: [Signature] Title: Production Manager

PRINT FORM



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 15, 2024

Angela Watson
1675 South Park Ave
Buffalo, NY 14220

Re: 126 Keever 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 24, 2024

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
Donna Grzech- 130 Keever
Samantha Sharrif- 122 Keever
Sharon Kapa-153 Milnor



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

- | | |
|---|-----------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. _____ Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Angela Watson/Habitat

Address: 126 Keever Ave

In reference to: Construction of new home

You are entitled to appear at the public hearing scheduled for **4/24/24@ 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: 4/5/24

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input type="checkbox"/> Less than 0.5 acres	
<input checked="" 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: 477 Ridge Rd.

S.B.L. No. _____


Description of Proposed Project: Replacing exterior signage.
Reopening as a Furniture
store

SITE PLAN

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.

Mastafa Tanbakuchi
Name of Applicant


Signature of Applicant

477 Ridge Rd.
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: Mastafa Tanbakuchi

Address: 477 Ridge Rd.
Lackawanna, NY

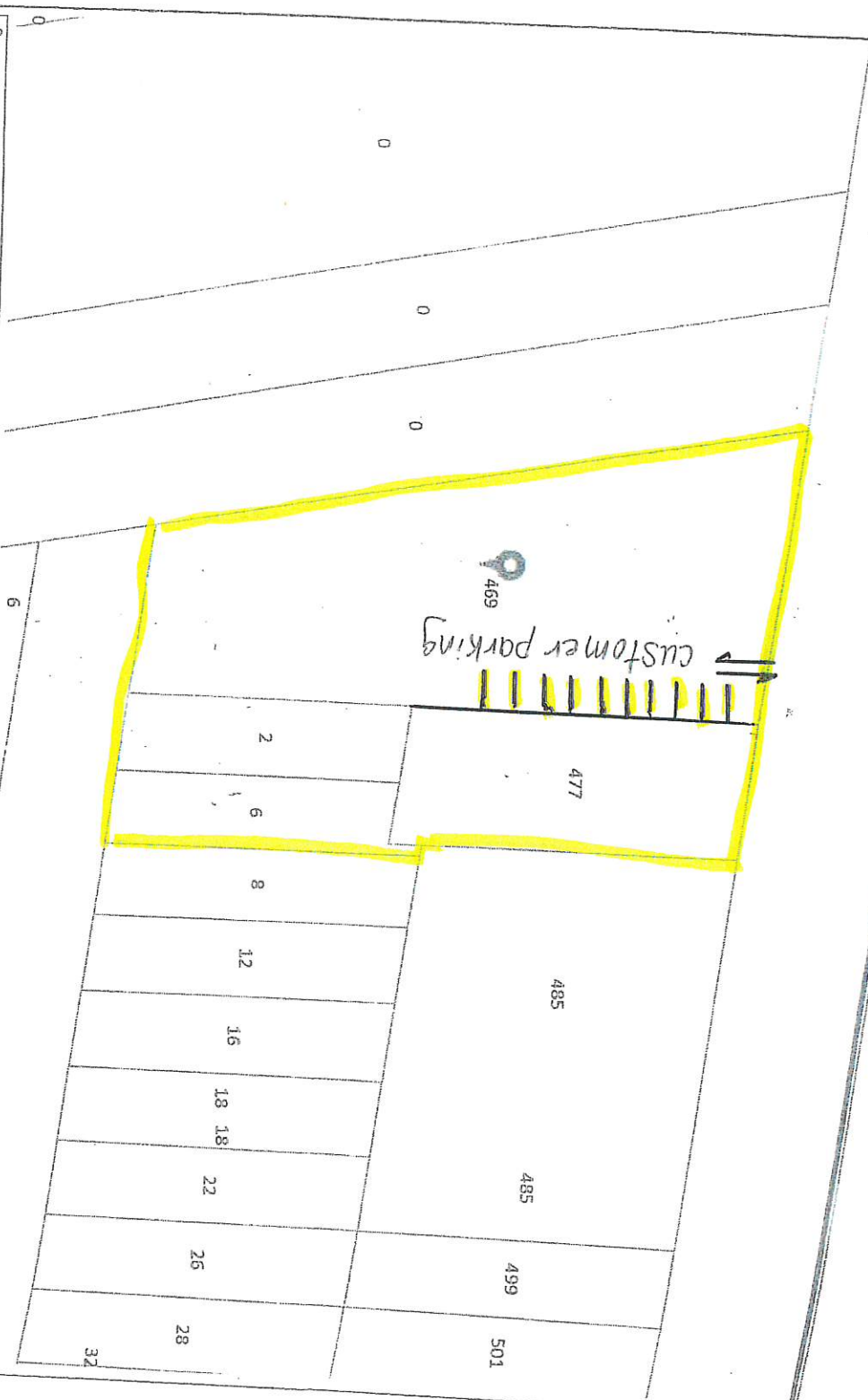


Erie County On-Line Mapping Application

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2441

2441



0 94.04 188.1 Feet

WGS, 1984, Web Mercator Auxiliary Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

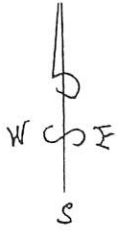
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

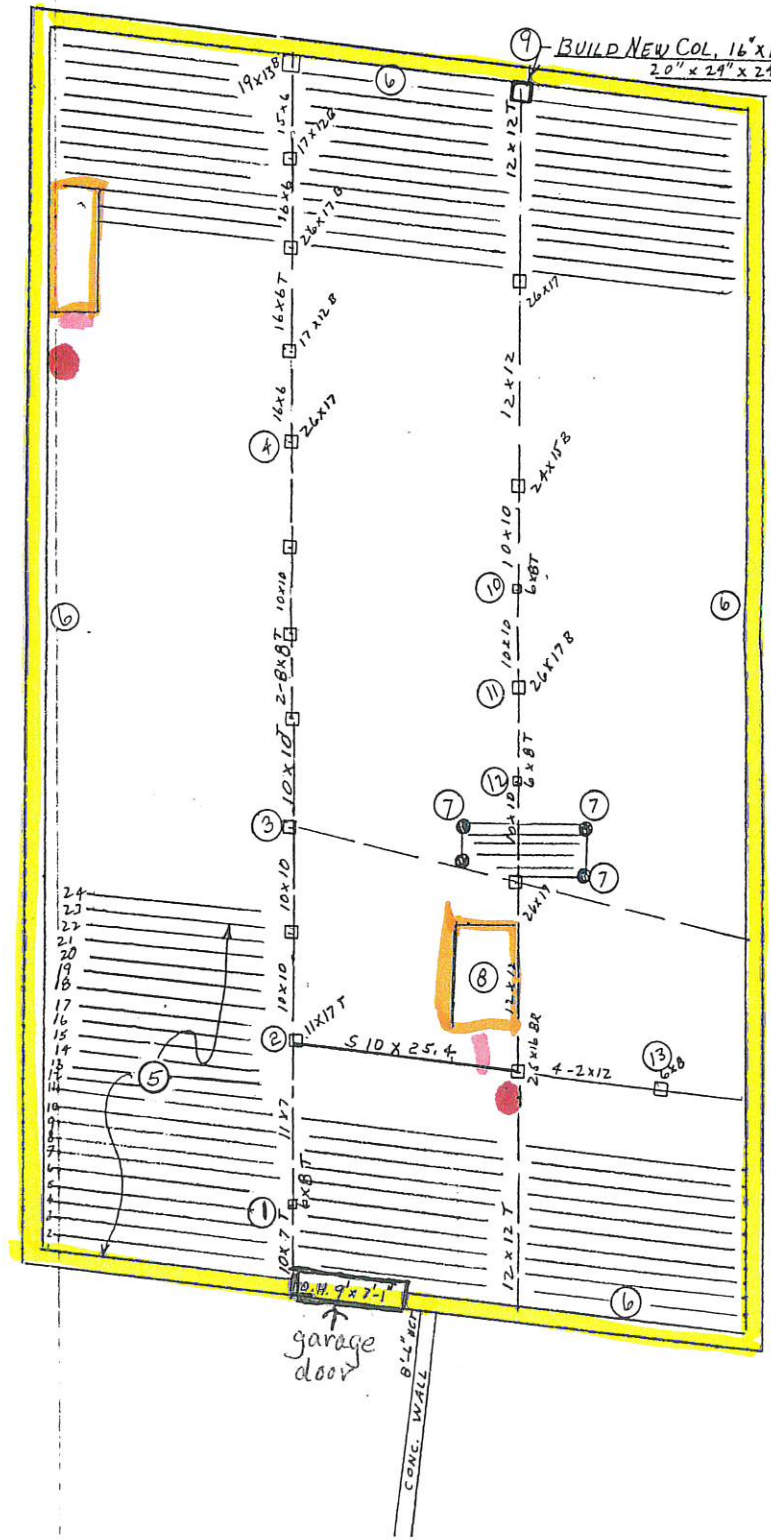
- Legend**
- Parcels
 - Municipal Boundaries

1: 1,128





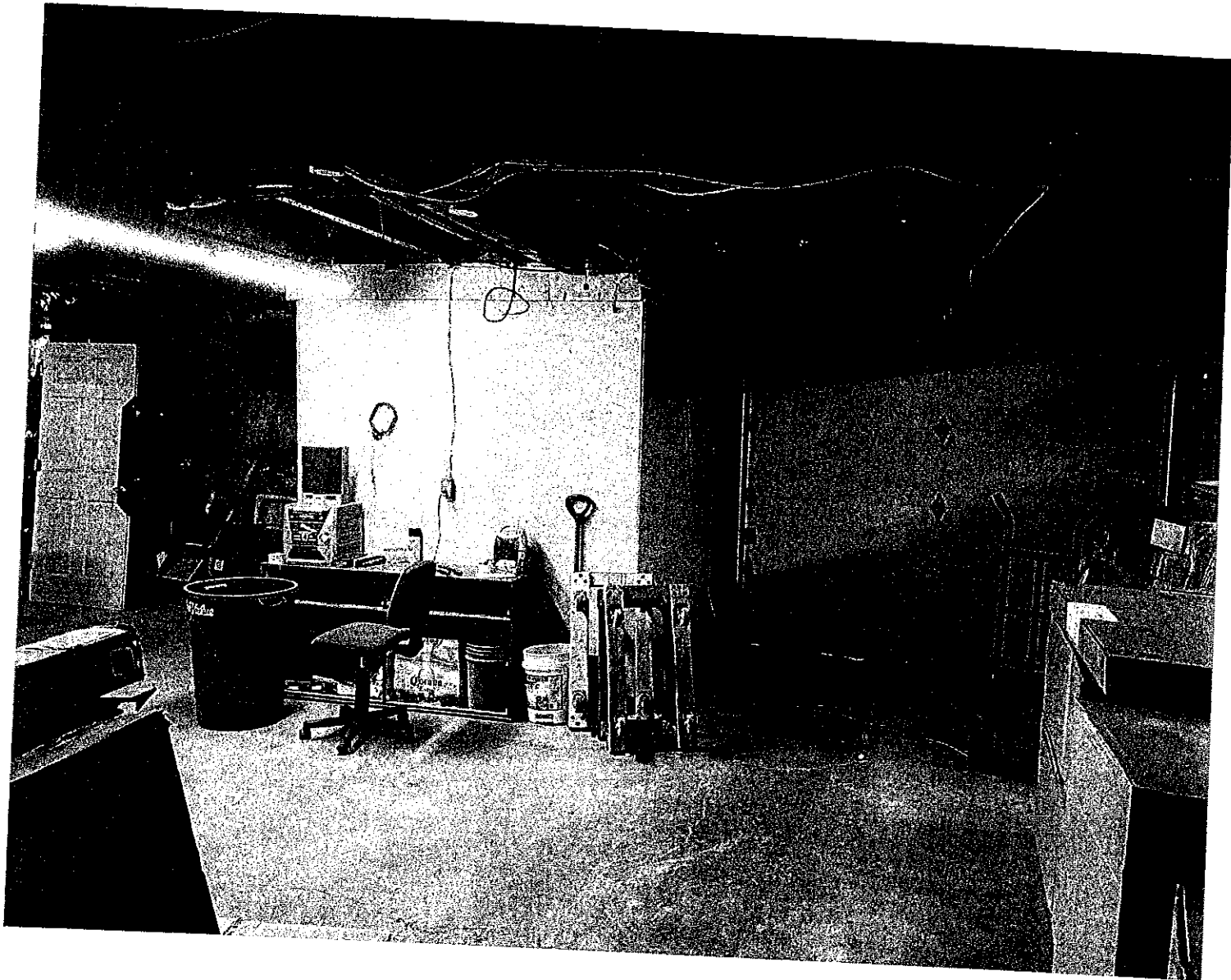
JOISTS 3x12 @ 16" C.C. TYP

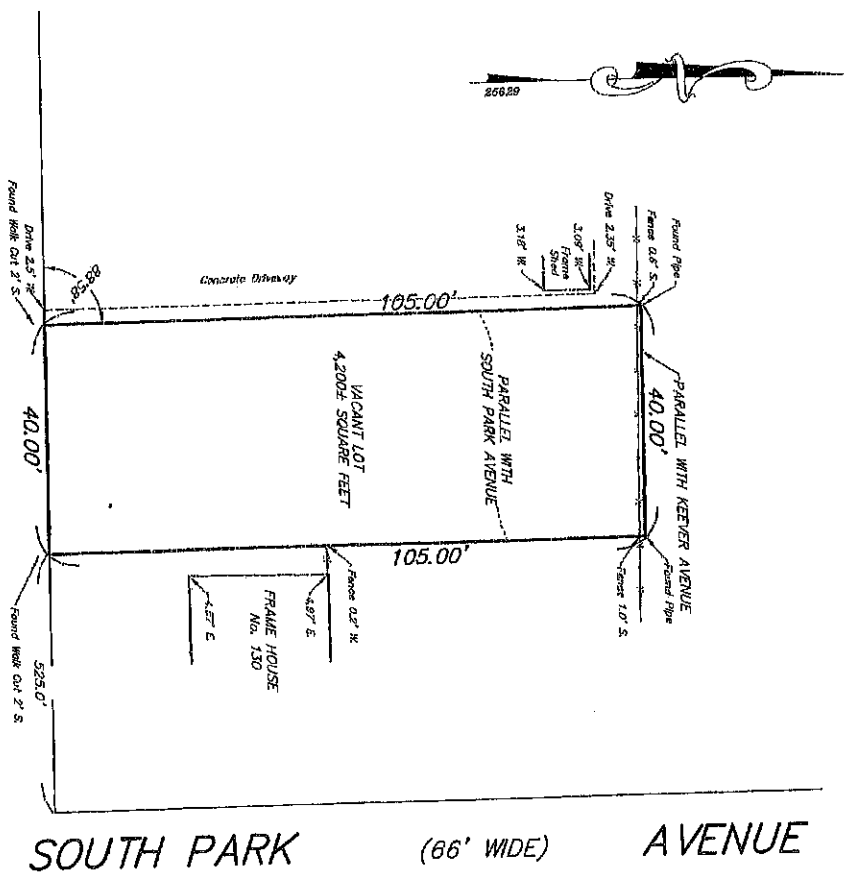


- open room
- exit sign/emergency light
- stairway
- fire extinguisher

BASEMENT FLOOR PLAN

SEE NOTES SHEET #4

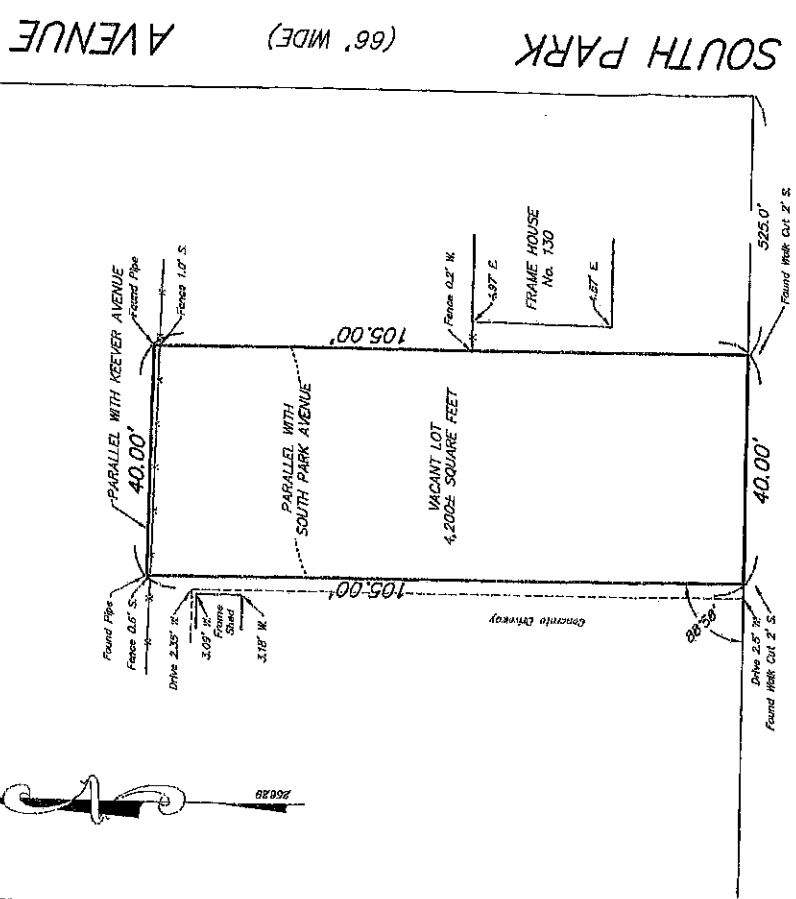




KEEPPER (50' WIDE) AVENUE

SOUTH PARK (66' WIDE) AVENUE

<p>INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: LAW BOOKS, DEEDS, PASTO THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT. NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. NOTE: THIS SURVEY WAS PERFORMED UNDER STRICT SHOW AND ICE CONDITIONS.</p>	
<p>THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE SURVEYING BOARD AND THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF THE STATE OF NEW YORK. CROSS PROPERTY LTD.</p>	
<p>©COPYRIGHT 2022 BY: TRUE NORTH LAND SURVEYING, PLLC 150 HERO DRIVE BUFFALO, NEW YORK 14225 (716)831-5140 truenorthpllc@aol.com</p>	
<p>AMEND: SURVEY DATE: 2-23-22 DRAWING DATE: 2-24-22 SCALE: 1" = 20'</p>	<p>*ALL RIGHTS RESERVED* THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE SURVEYING BOARD SEAL AND SIGNATURE OF SURVEYOR WITH THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7509, PART 2465, AND 7501, PART 2465, AND 7501, PART 2465, AND 7501, PART 2465.</p>
<p>SUB LOT 179 ~ MAP COVER 626 PART OF LOT 20 SECTION TOWNSHIP 10, RANGE 8 OF THE SURVEY ~ Erie COUNTY, N.Y.</p>	



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Leica 10802 (Leica) PASTO
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. NOTE THIS SURVEY WAS PERFORMED UNDER WETTER AND ICE CONDITIONS.

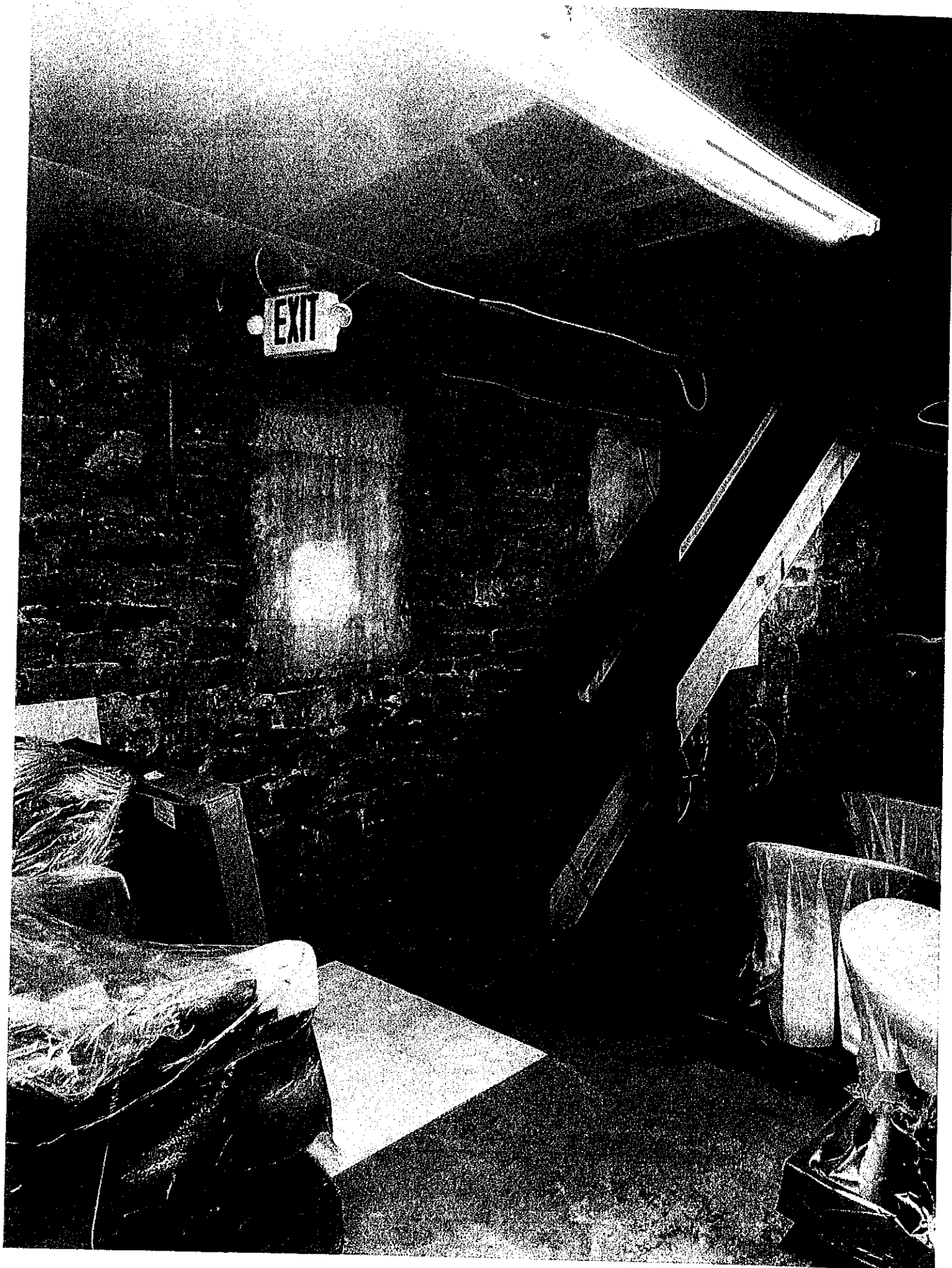
AMEND: _____
 SURVEY DATE: 2-23-22
 DRAWING DATE: 2-24-22
 SCALE: 1" = 20'
 "ALL RIGHTS RESERVED"
 THIS MAP VOID UNLESS
 EMBOSSED
 WITH NEW YORK STATE LICENSED LAND
 SURVEYOR'S SEAL
 ON THIS MAP IS A VIOLATION OF THE
 LAW EXCEPT AS PROVIDED IN SECTION
 7209, PART 2, OF THE NEW YORK
 STATE EDUCATION LAW

© COPYRIGHT 2022 BY:
TRUE NORTH
LAND SURVEYING, PLLC
 150 AERO DRIVE
 BUFFALO, NEW YORK 14225
 (716)831-5140 ~ Truenorthpllc@aol.com

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE
 RULES AND REGULATIONS OF THE LAND SURVEYING BOARD
 OF THE STATE OF NEW YORK, AND THE REQUEST OF
 CROSS PROPERTY, LLC

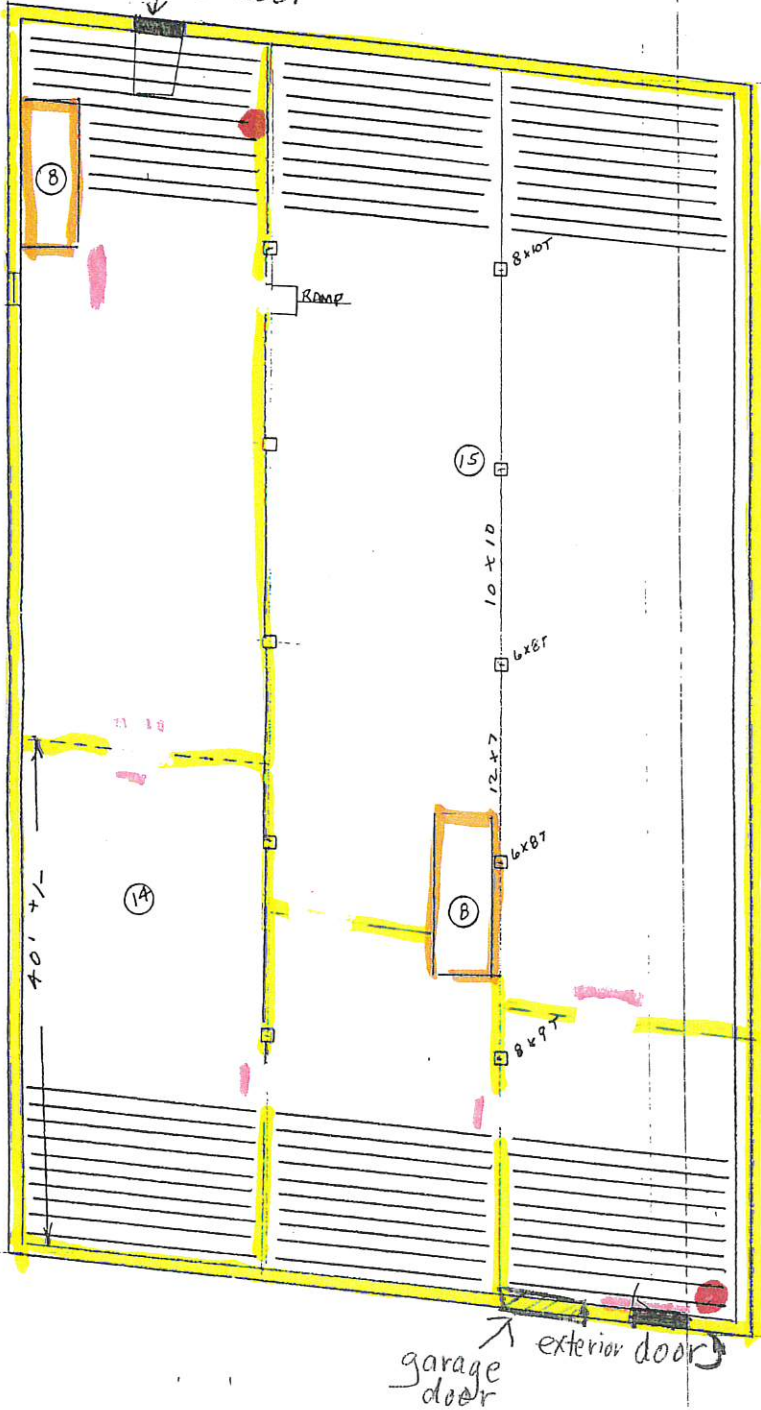
Christopher J. Barr
 SURVEYOR & BARR

SUB LOT 179 ~ MAP COVER 626
 PART OF LOT 20 SECTION 10 RANGE 8 OF THE:
 Buffalo Creek Reservation SURVEY - Erie COUNTY, N.Y.
 SURVEY OF: 126 Keever Avenue, City of Lackawanna
 SBL No. 151.05-2-38



JOISTS 3x12 @ 16" C.C. TYP

exterior door



- open room
- exit sign/emergency light
- stairway
- fire extinguisher

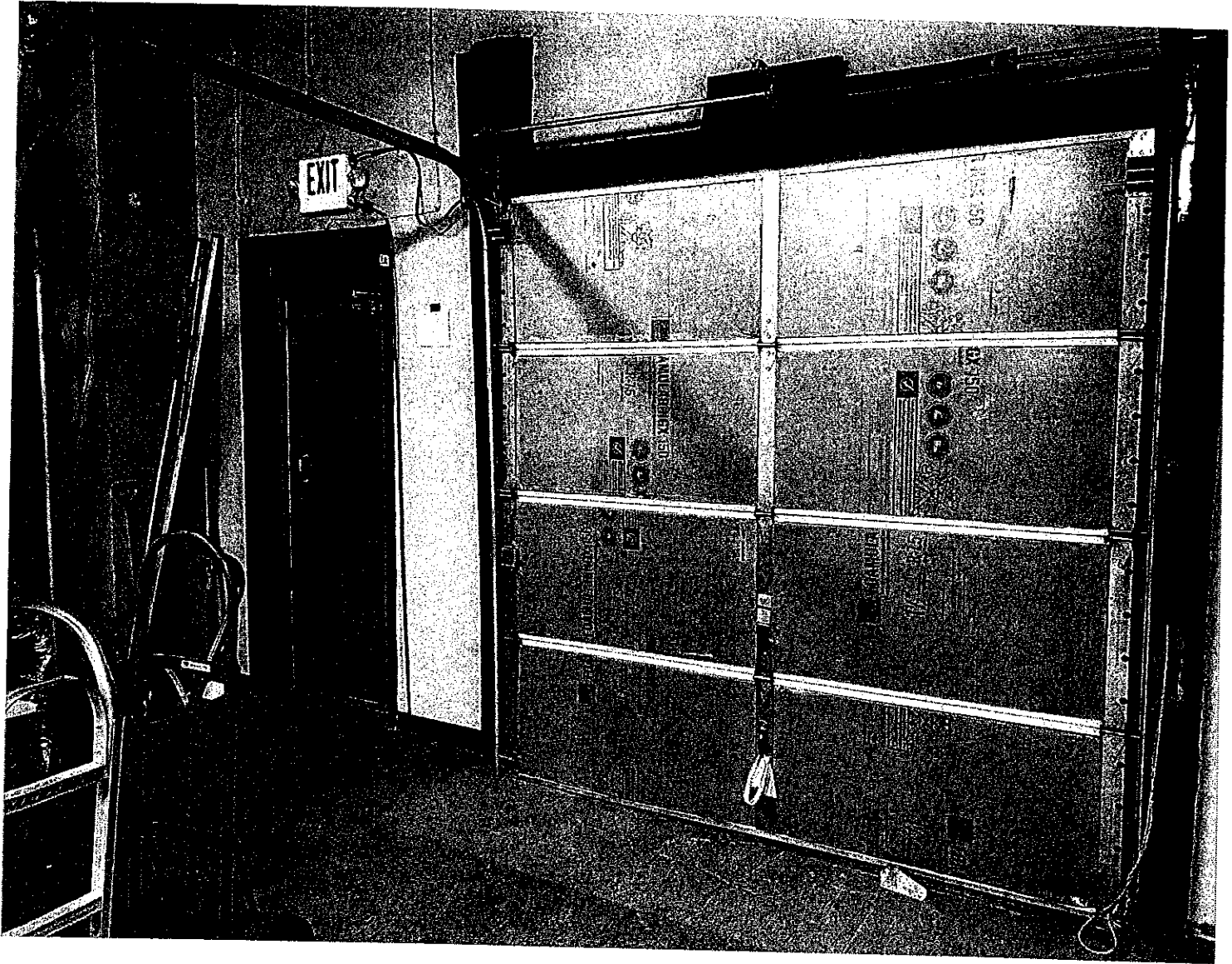


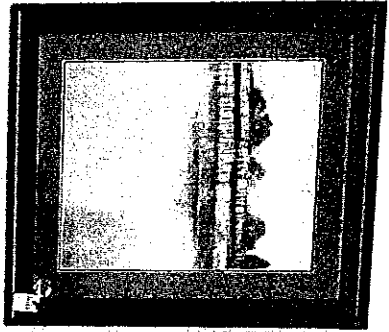
FIRST FLOOR PLAN

SEE NOTES SHEET #4

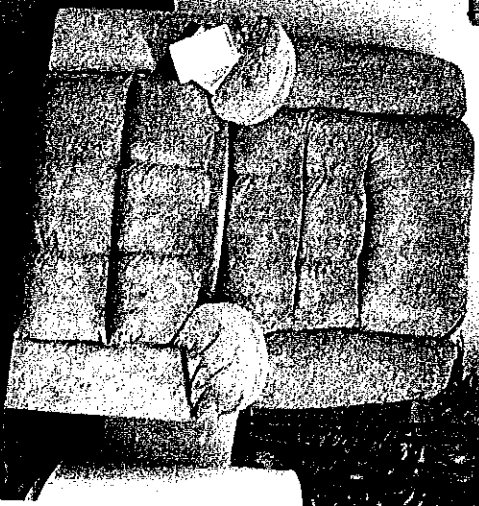
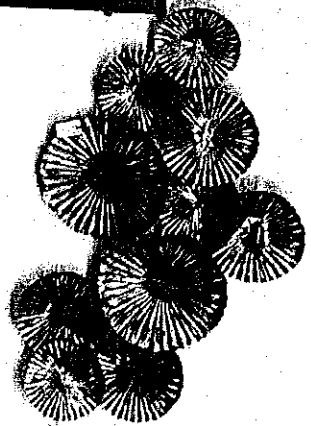
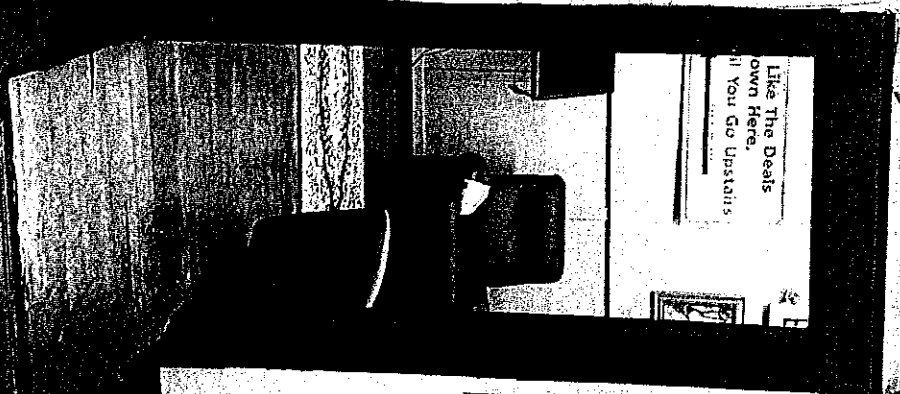
FRANDINA ENGINEERING	
589 DELAWARE AVENUE (716) 883-1299	BUFFALO, NY 14202-1202
MUSTAFA TANBAKUCI	
477 RIDGE ROAD CITY OF LACAWANNA, NY	
MAY 2007 JOB NO. 6846	SHEET 1 OF 4 SCALE: 1" = 10'







EXIT





Q2

Q1

Q3

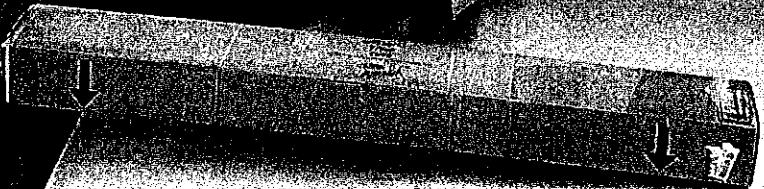
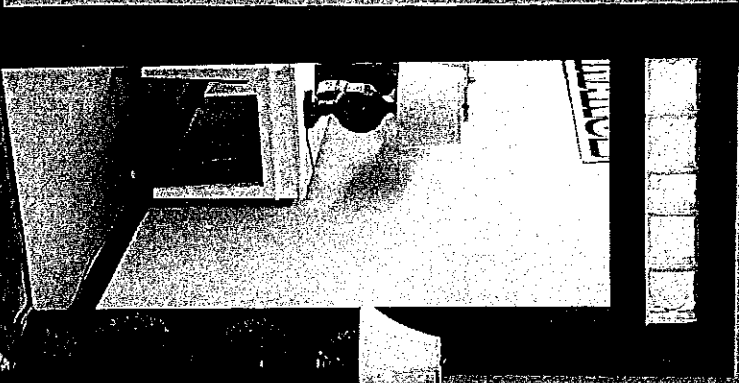
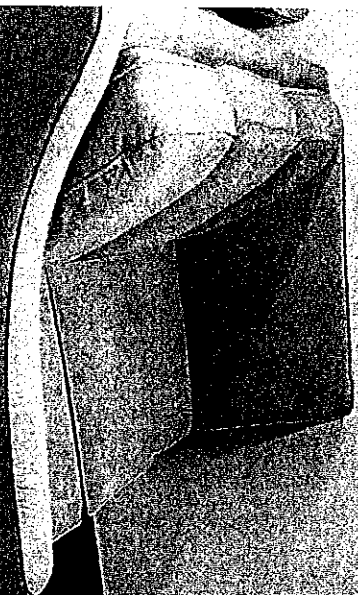
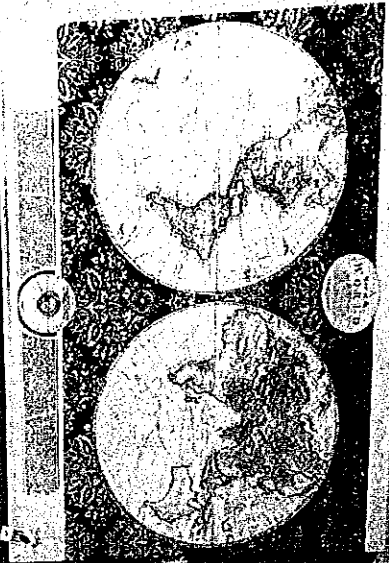
EXIT

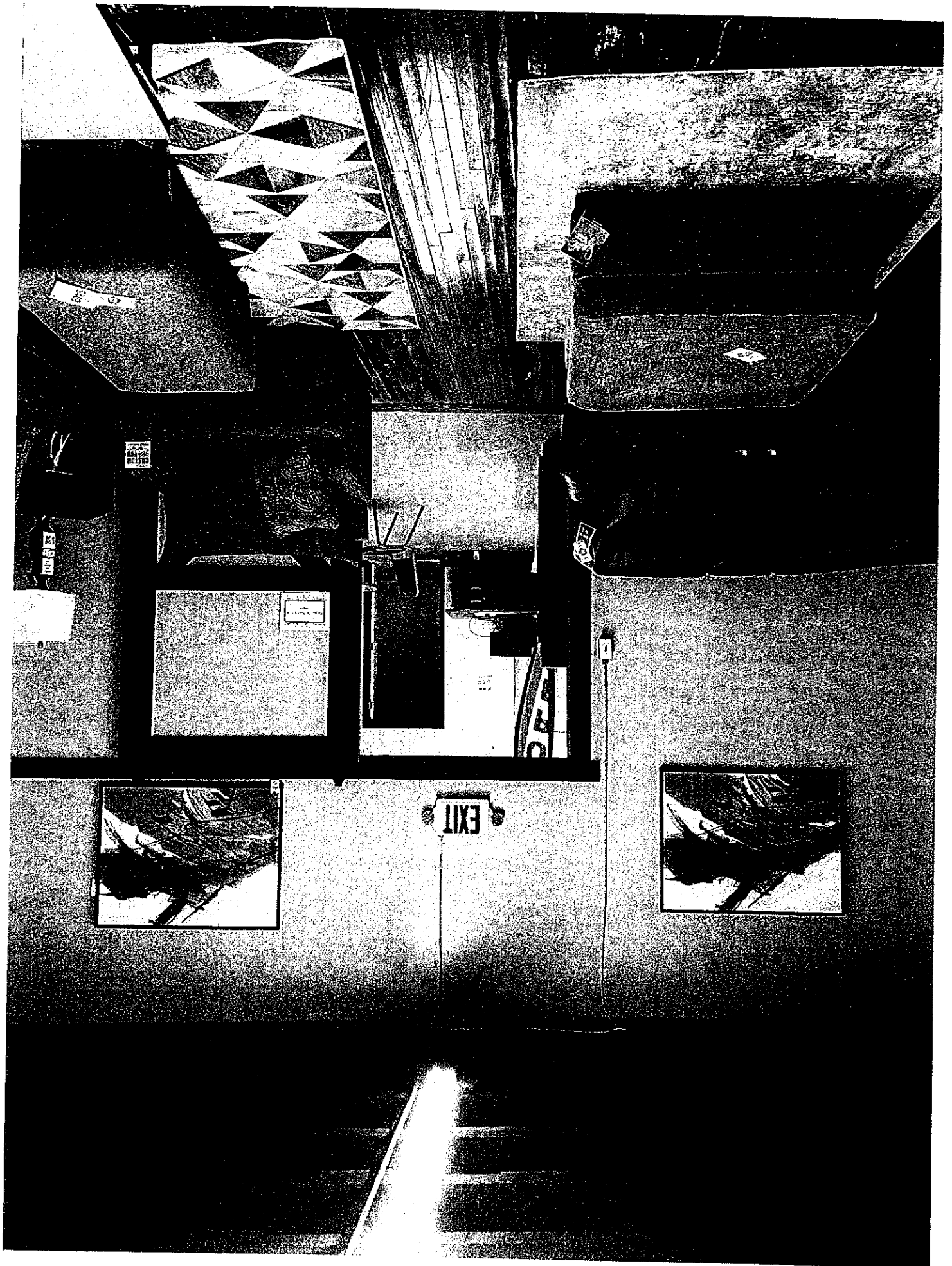
Q4

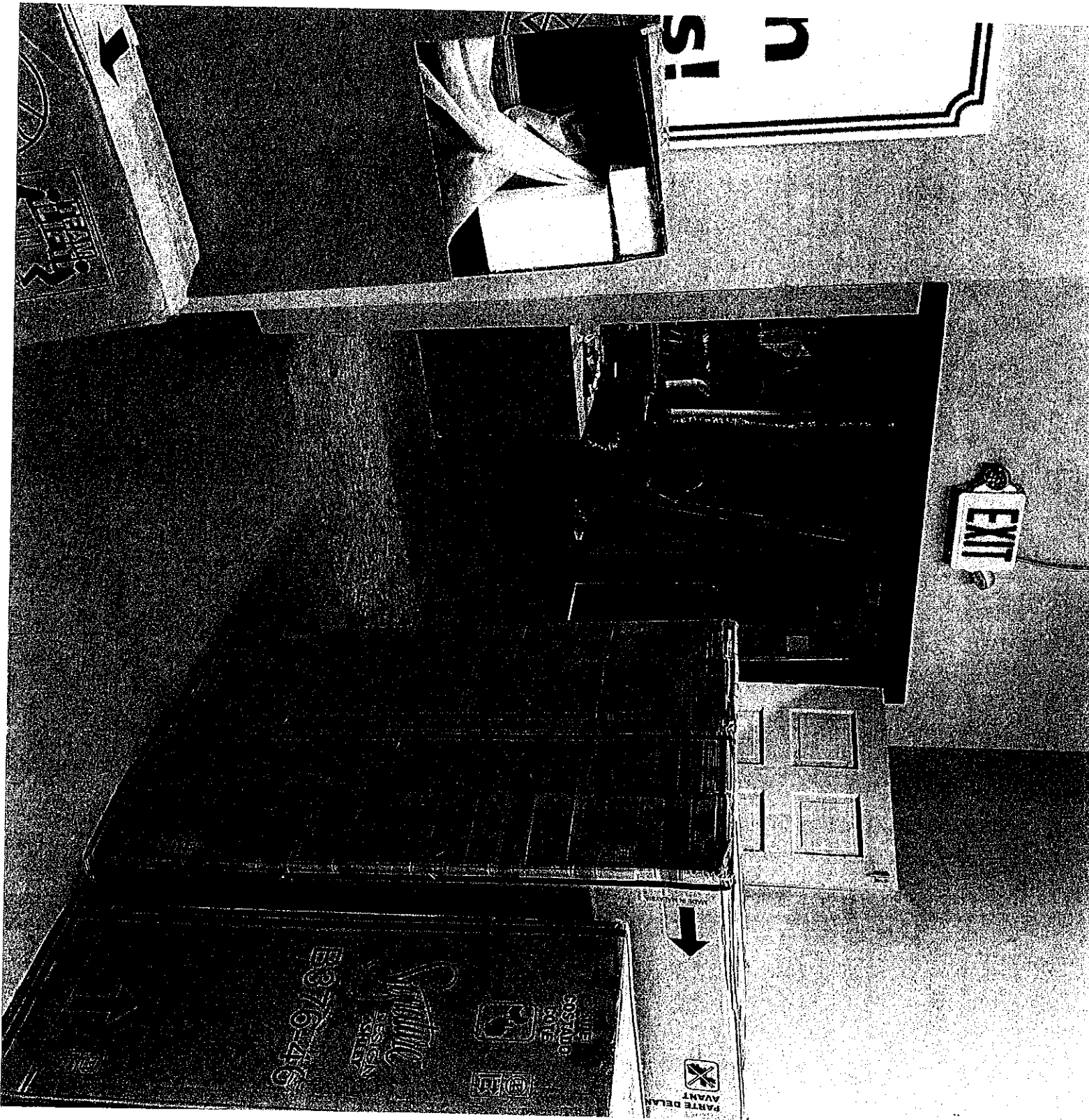
Q5



If You Like The Deals
Down Here,
Wait Until You Go Upstairs







S D

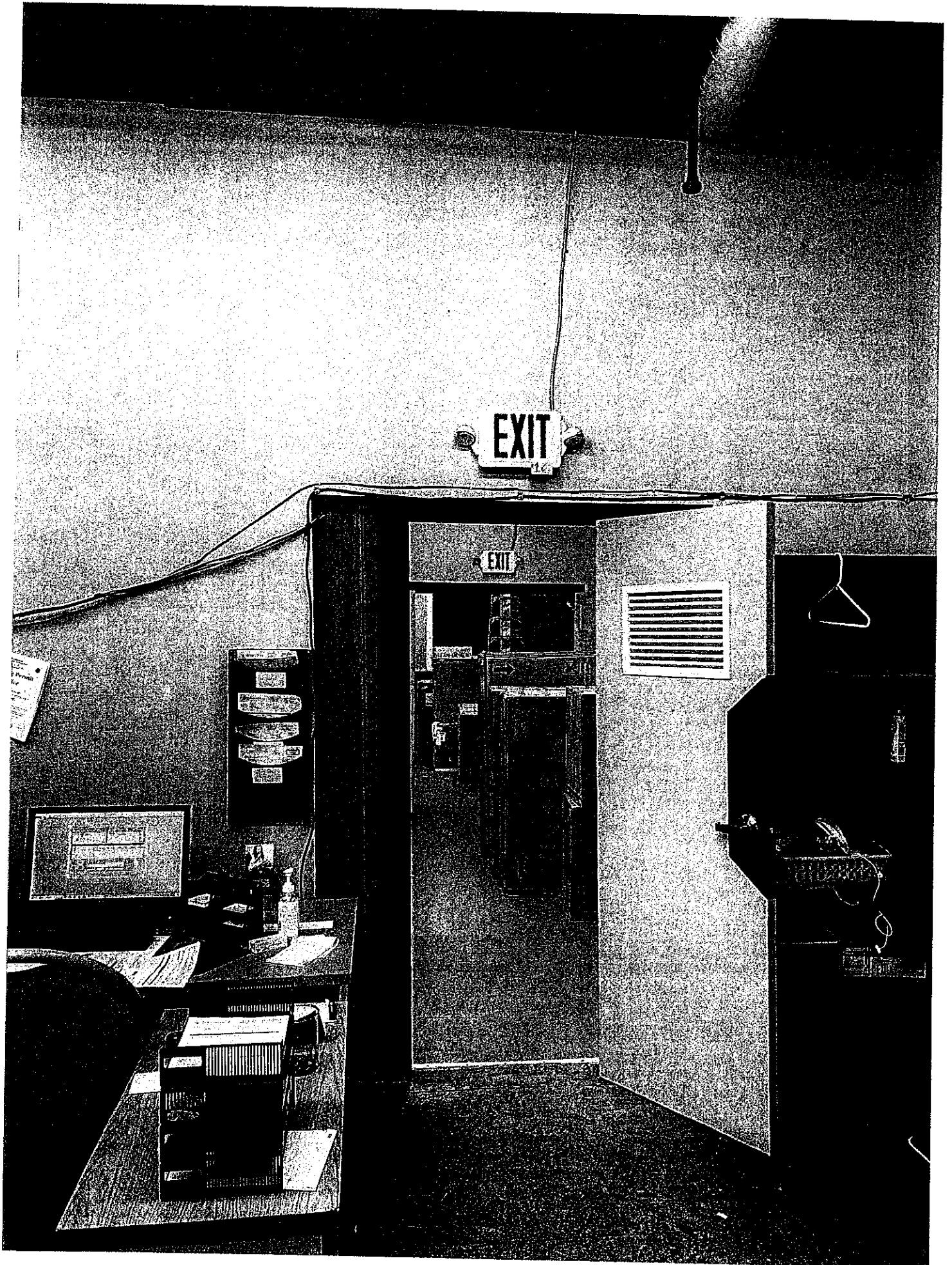
EXIT

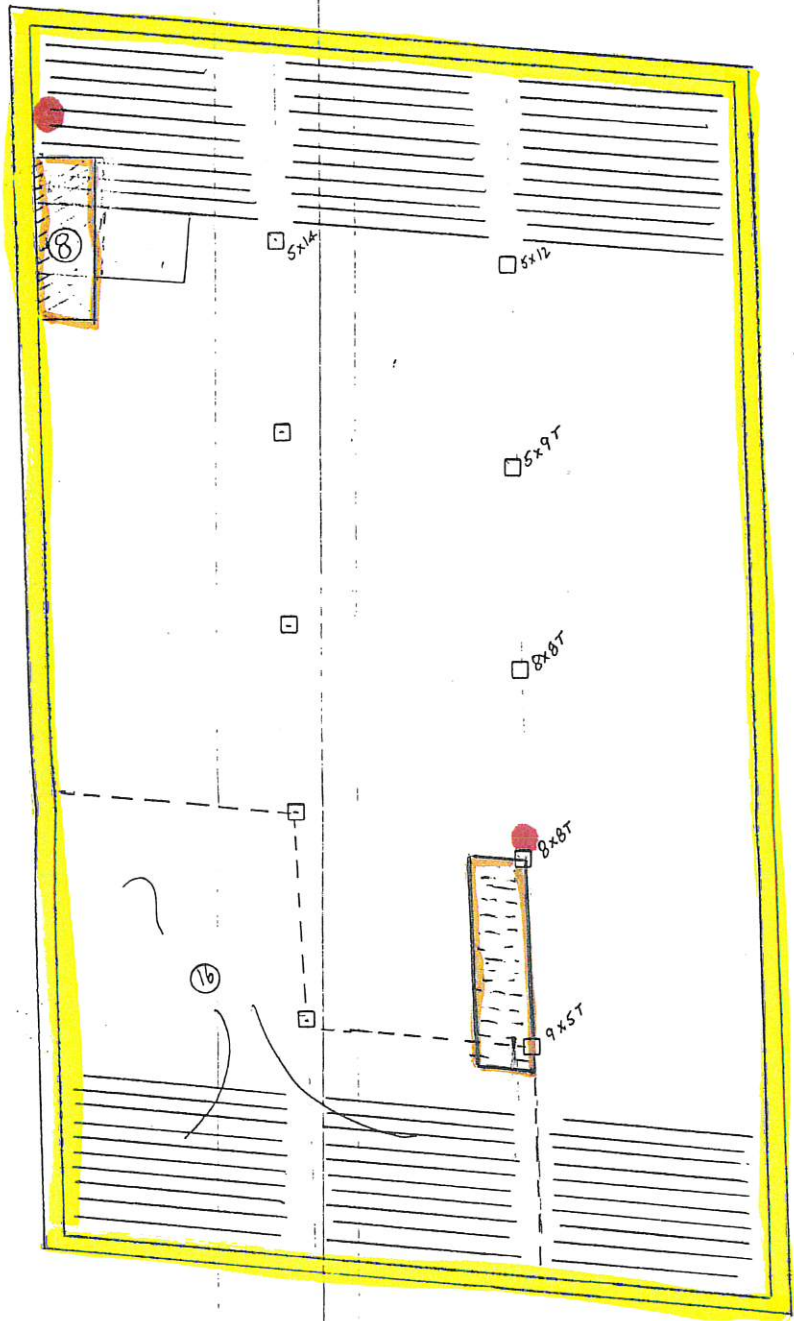
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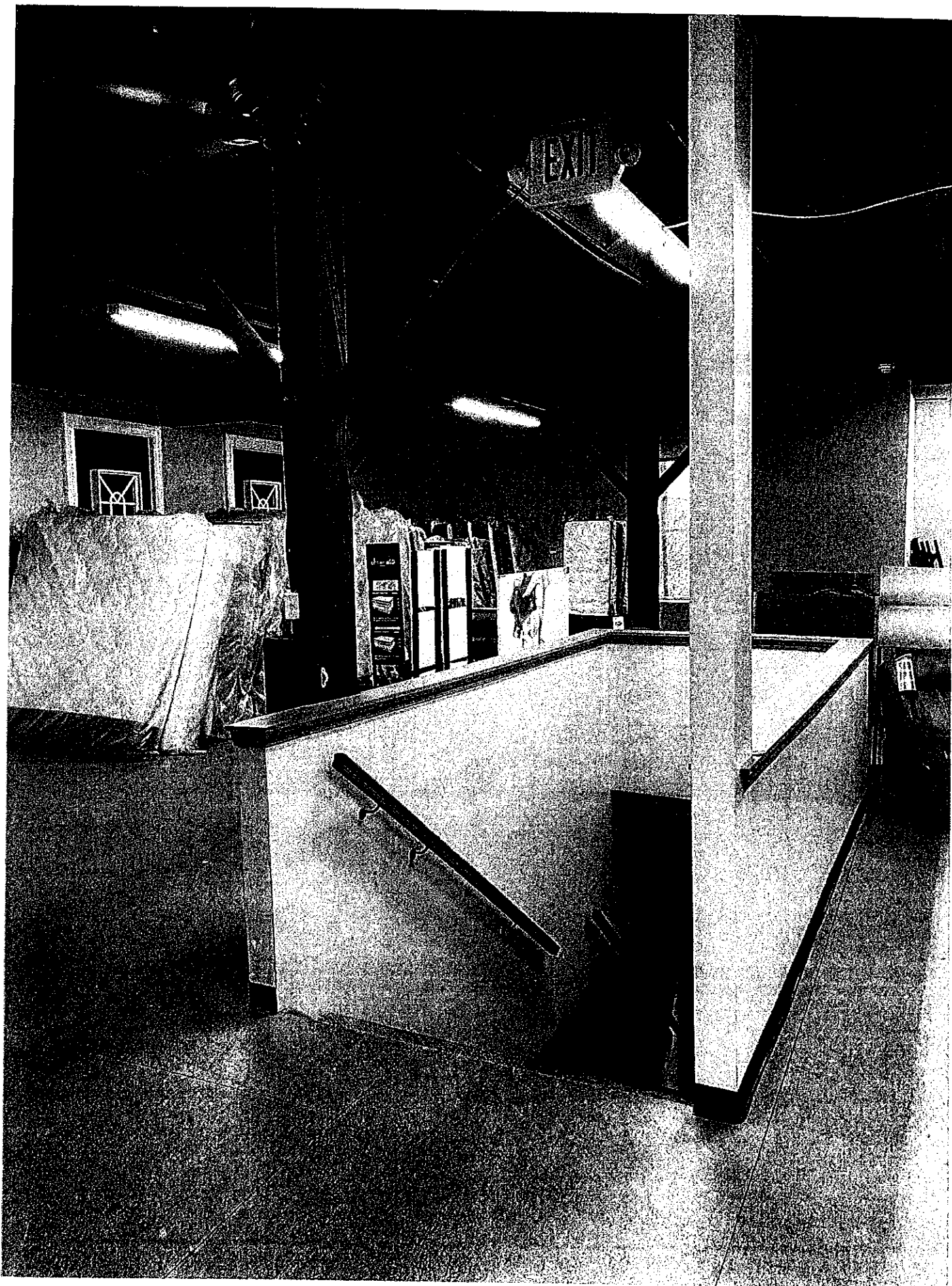


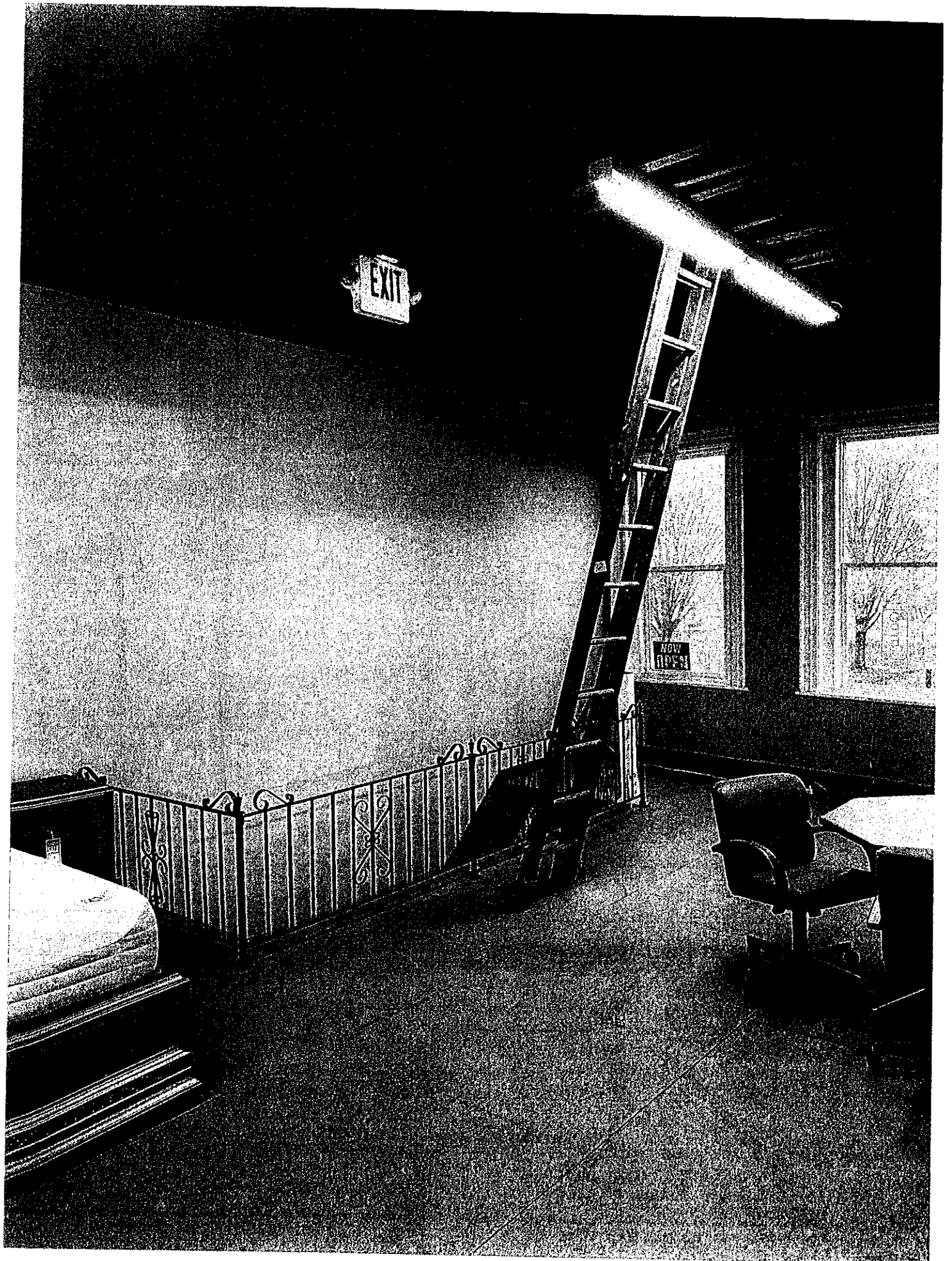


SECOND FLOOR PLAN

SEE NOTES SHEET #4

- open room
- stairways
- exit sign/emergency light
- fire extinguisher







Erie County On-Line Mapping Application

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2441

2441



0 94.04 188.1 Feet

WGS: 1984 Web Mercator Auxiliary Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

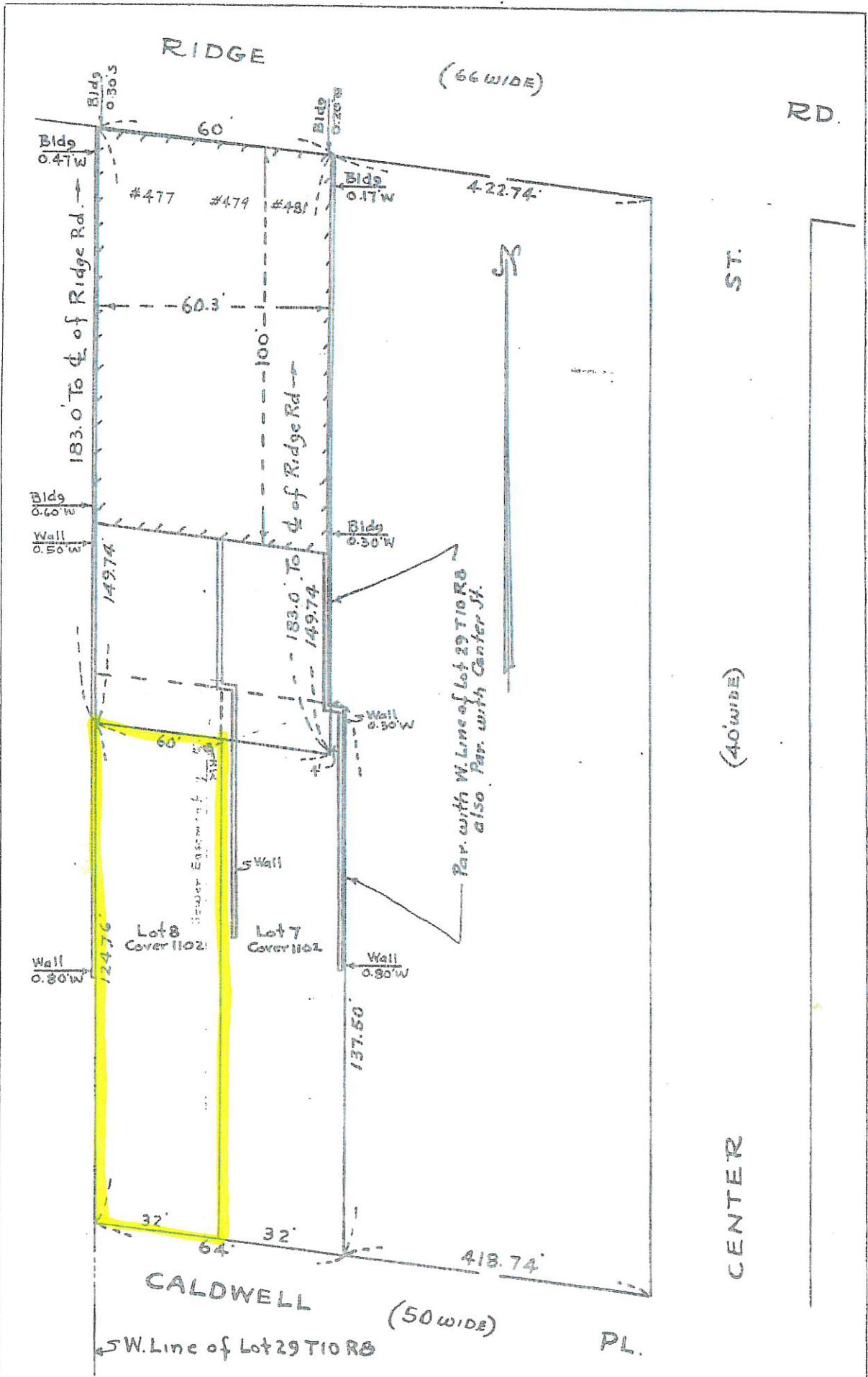
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

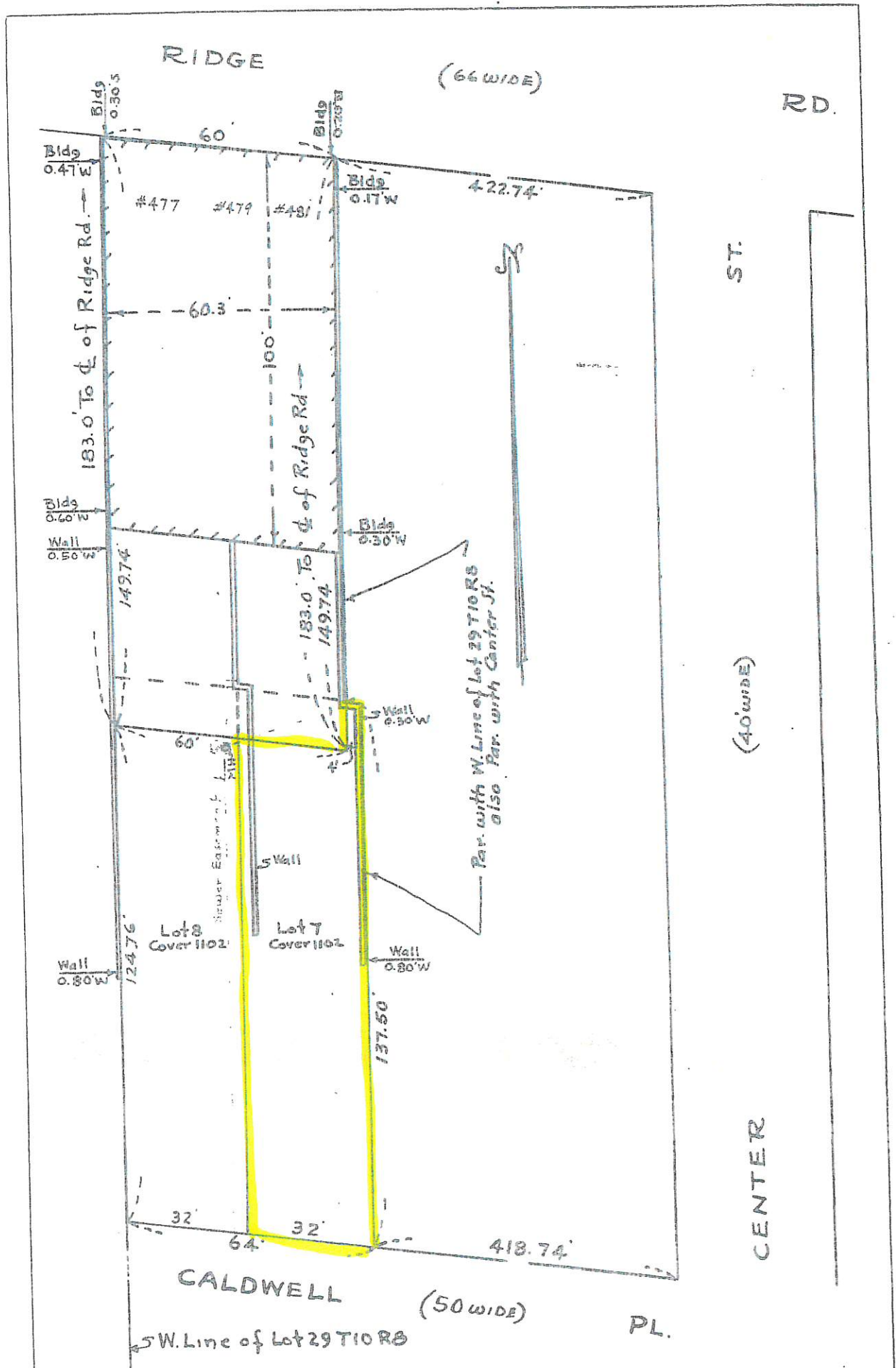
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- Legend**
- Parcels
 - Municipal Boundaries

1 : 1,128

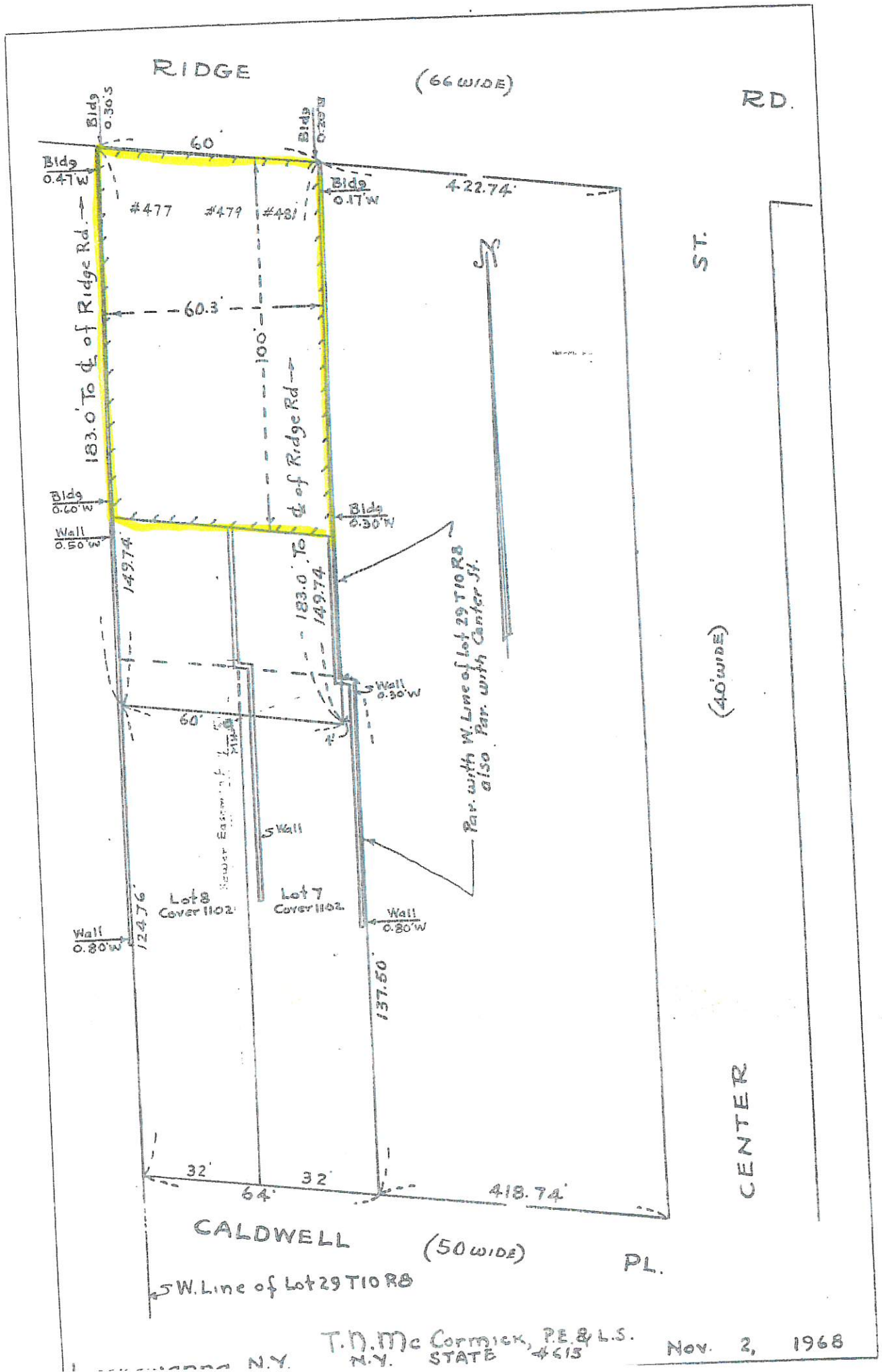






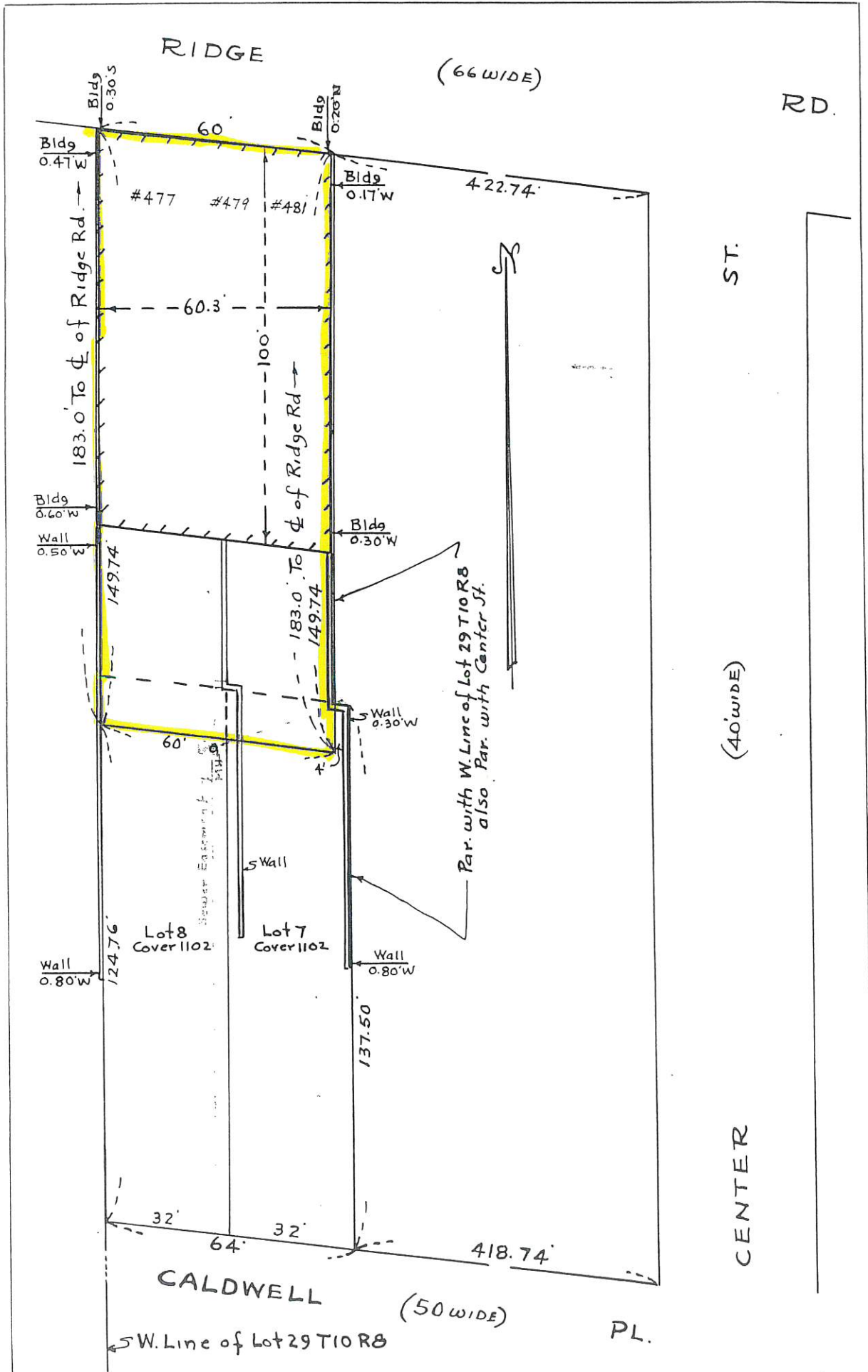
T.N. Mc Cormick, P.E. & L.S.
 N.Y. STATE 4615

Nov. 3, 1968



T.D. McCormick, P.E. & L.S.
 N.Y. STATE 4613

Nov. 2, 1968



Lackawanna, N.Y.

T.H. McCormick, P.E. & L.S.
 N.Y. STATE #615

Nov. 2, 1968

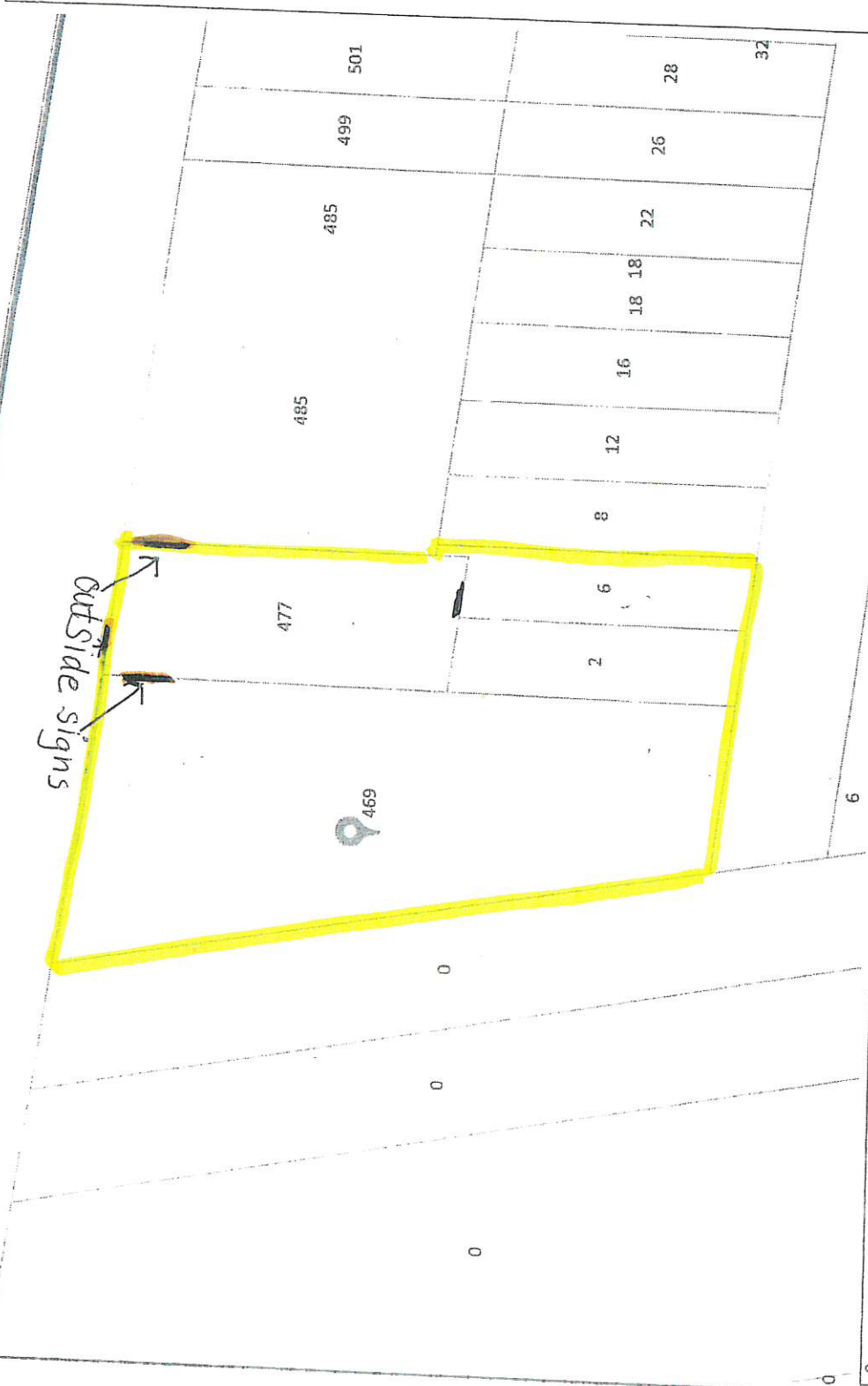


Erie County On-Line Mapping Application

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2441

2441



Legend

- Parcels
- Municipal Boundaries

0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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1: 1,128



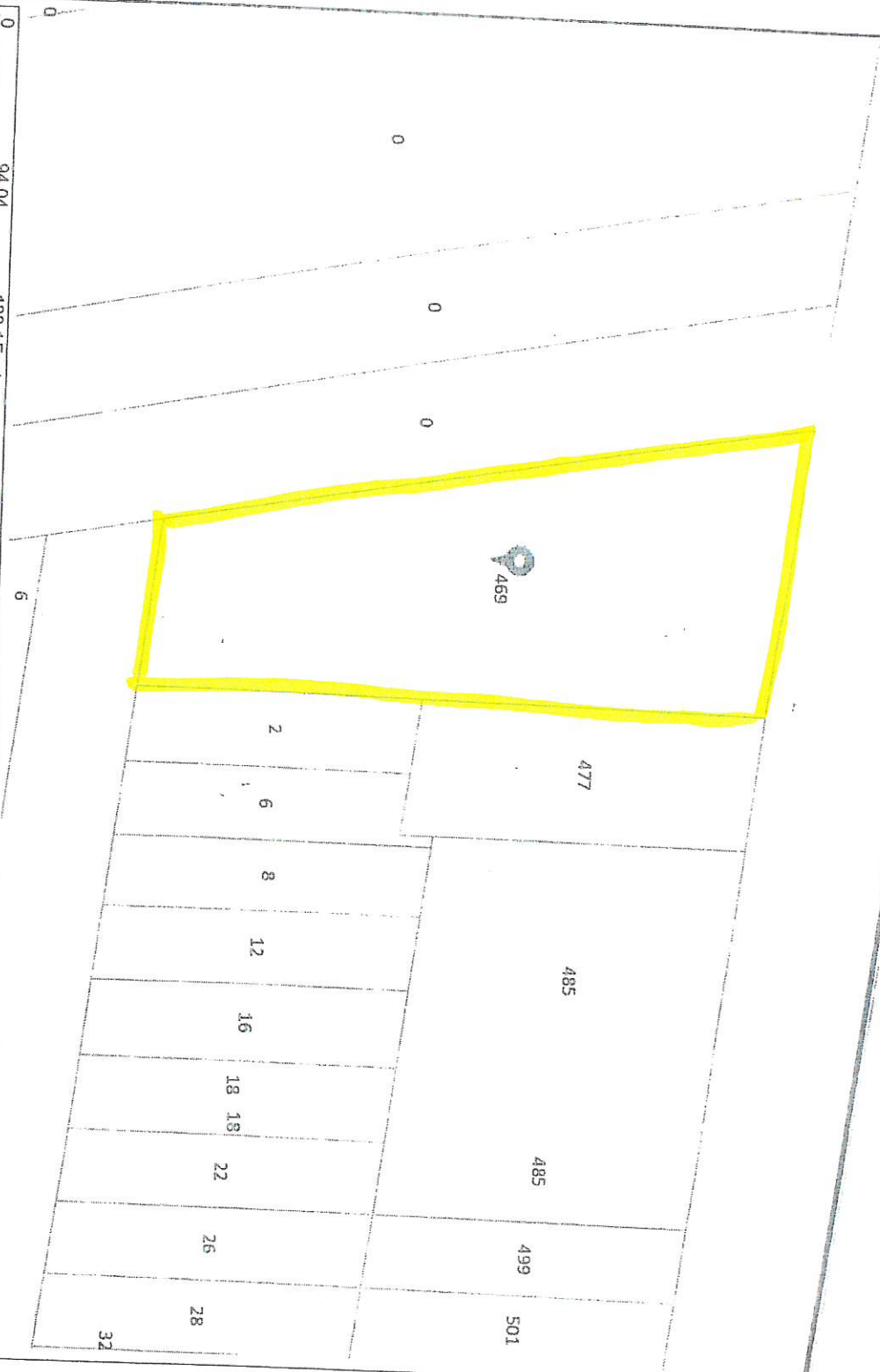


Erie County On-Line Mapping Application

0 0 0

2441

2441



0 94.04 188.1 Feet

WGS 1984 Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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1 : 1,128



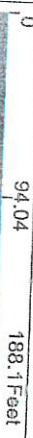
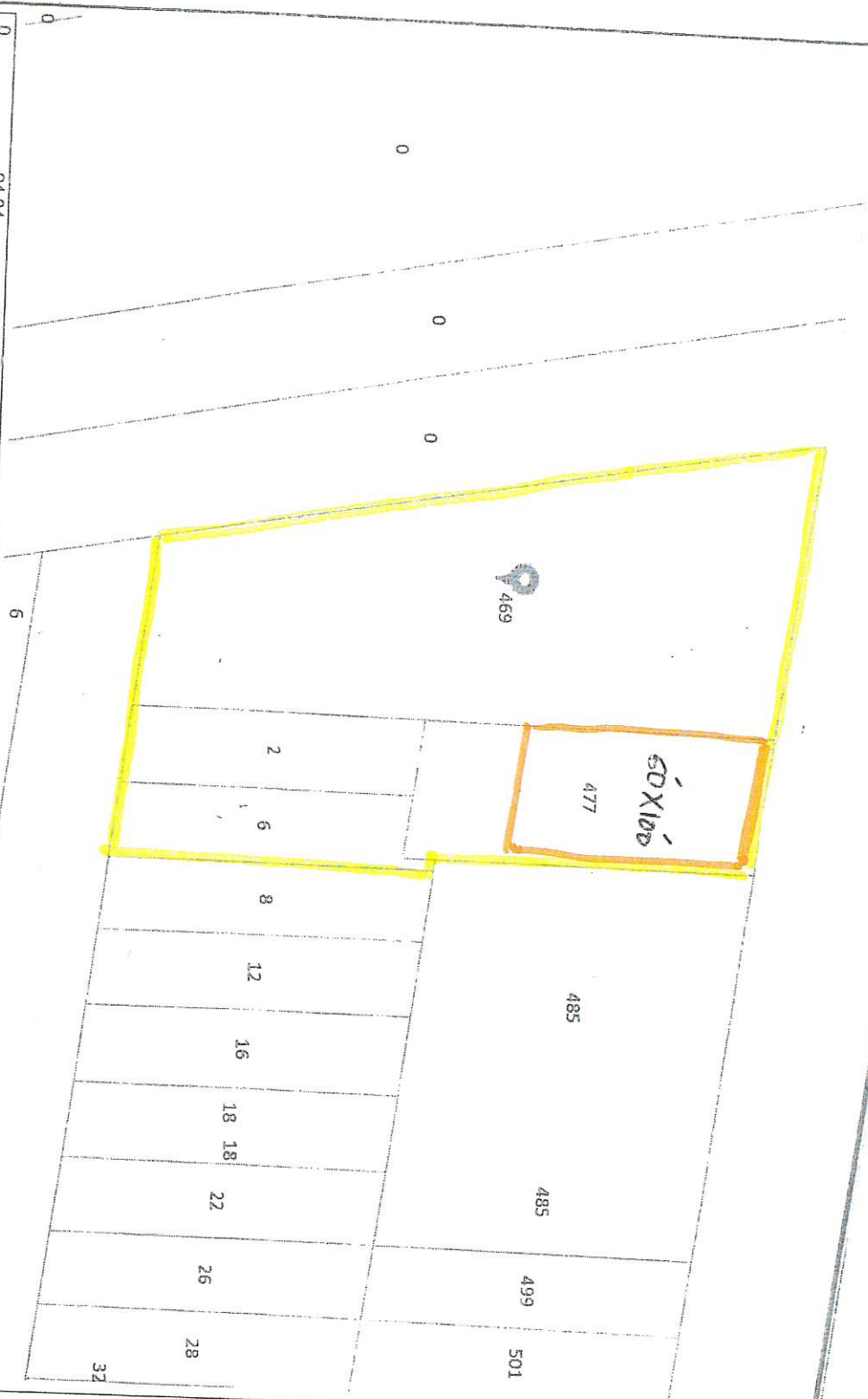


Erie County On-Line Mapping Application



2441

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WGS, 1984, Web Mercator Auxiliary Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

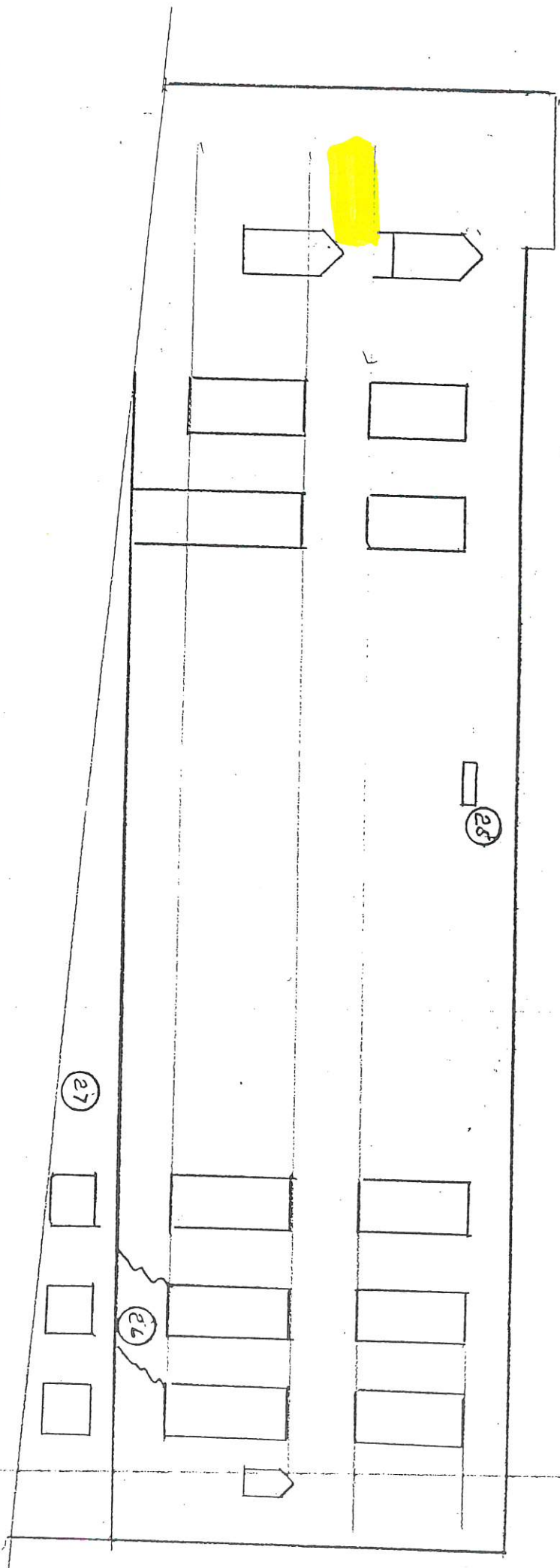
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- Legend**
- Parcels
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1: 1,128



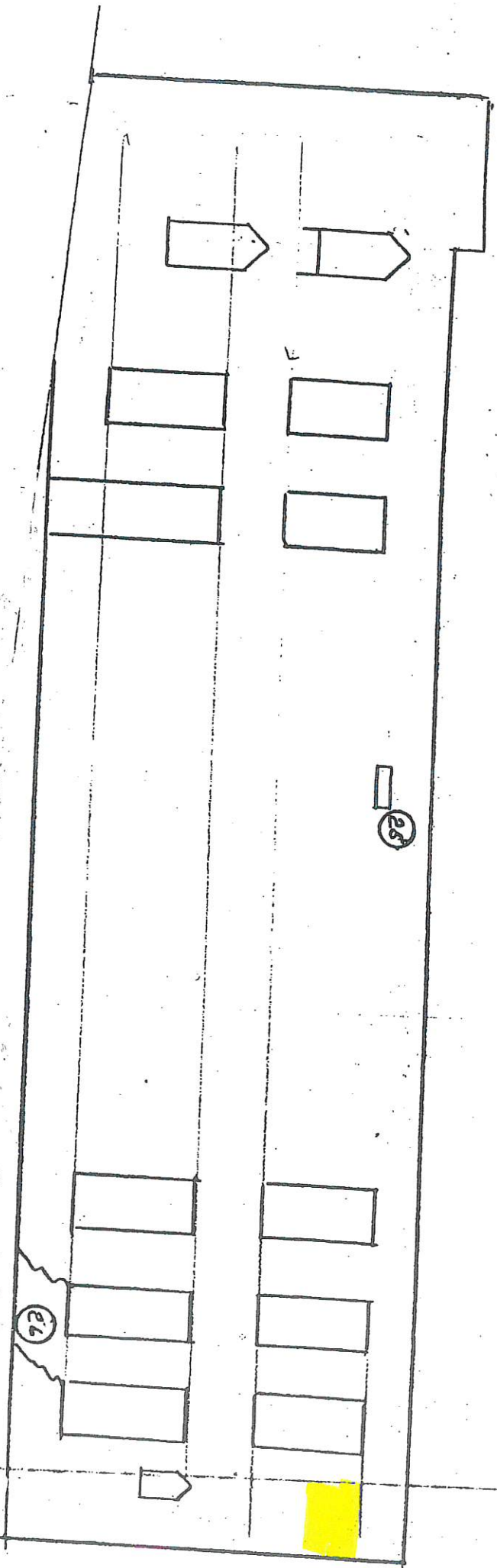
exterior sign



EAST WALL ELEVATION

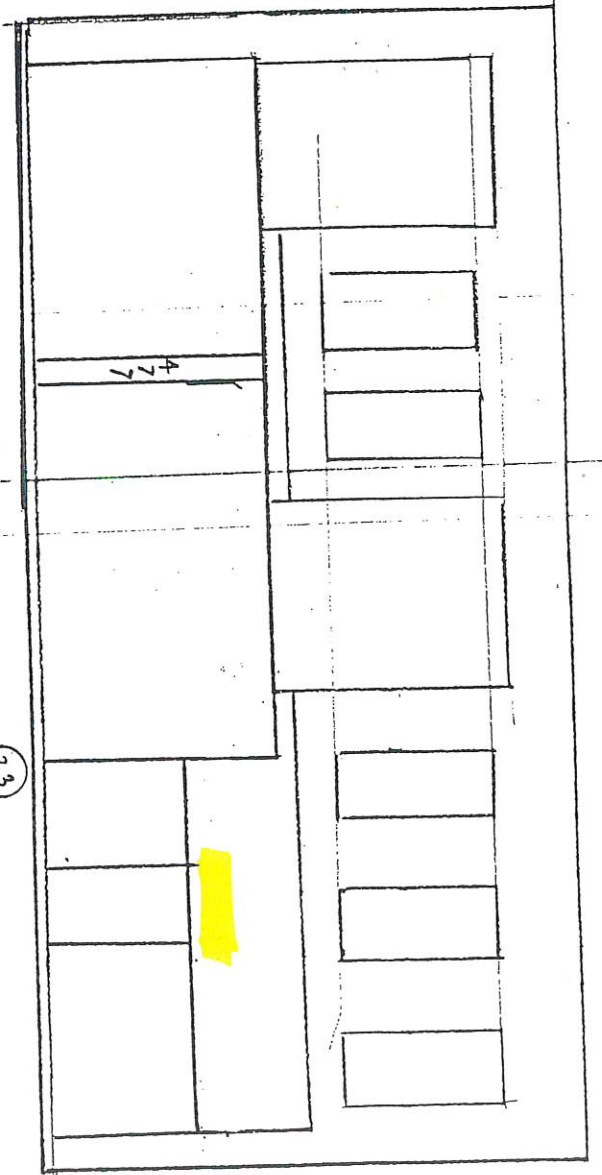
SEE NOTES SHEET #4

exterior sign



WEST WALL ELEVATION

SEE NOTES SHEET #4



23

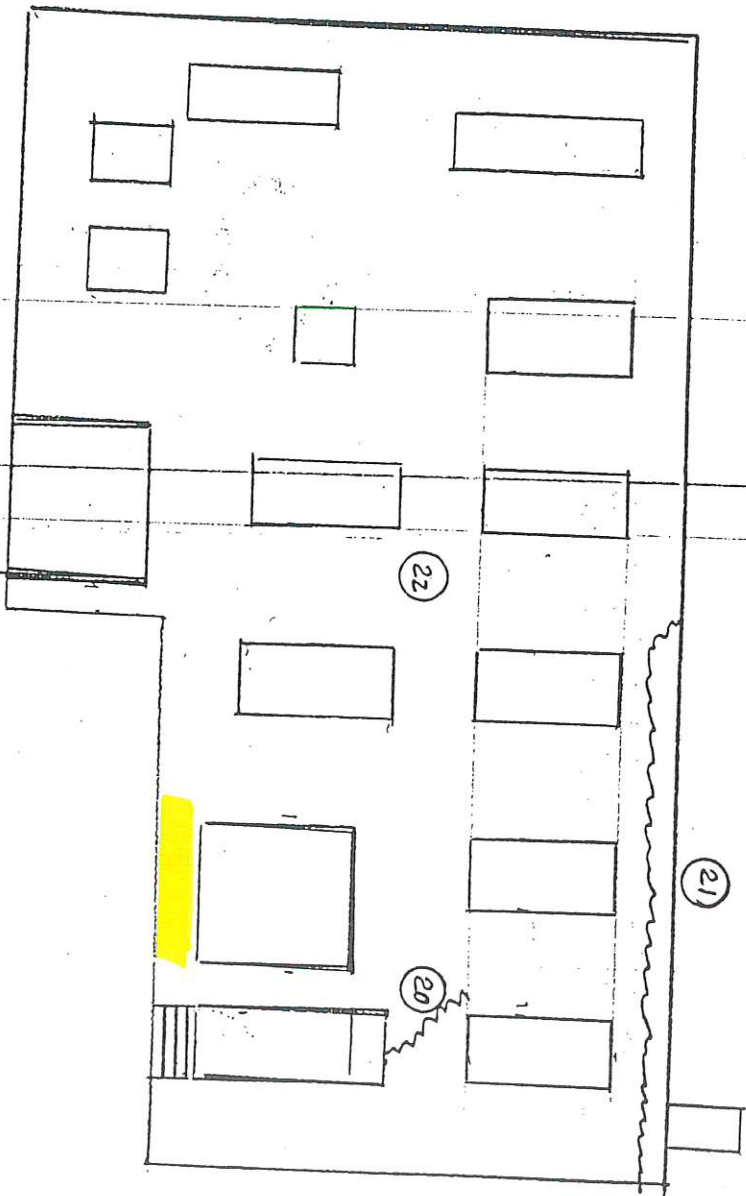
NORTH WALL ELEVATION

SEE NOTES SHEET #4



exterior sign

exterior sign



SOUTH WALL ELEVATION

SEE NOTES SHEET #4



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 15, 2024

Mostafa Tanbakuchi
477 Ridge Rd
Lackawanna, NY 14218

Re: 1478 Abbott Rd

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

Planning and Development Board

Zoning Board of Appeals

Date: April 24, 2024

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
Gary Phillips- 485-497 Ridge Rd



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering 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: Mostafa Tanbakuchi

Address: 477 Ridge Rd

In reference to: Requesting to open store and replace sign

You are entitled to appear at the public hearing scheduled for **4/24/24@ 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

Buffalo, New York

Google Street View

May 2023

See more dates

