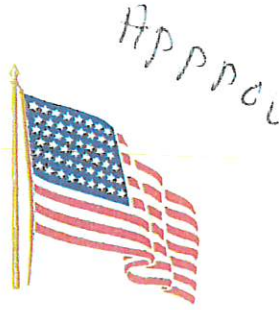




**CITY OF LACKAWANNA**  
**DEPARTMENT OF DEVELOPMENT**

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: 11/17/22

Application No. \_\_\_\_\_

Application Fee:

Land Use Variance  
 Zoning Law Appeal

Fee

\$ 250.00

\$ 150.00

Property Address: 3254 - 3260 S. Park ave

S.B.L. No. \_\_\_\_\_

Description of Action to be Appealed: Request Permission  
for auto sales and U-haul truck rentals

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

Nabil Hagagi  
Name of Applicant

[Signature]  
Signature of Applicant

105 Cobb rd  
Address of Applicant

\_\_\_\_\_  
Applicant Phone No.

\_\_\_\_\_  
Applicant's Email

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

Property Owner:

NAME: 3287 South park LLC

Address: 3287 South park ave  
Lackawanna, NY, 14219

---

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:<br><span style="font-size: 1.2em;">AI's Auto Sales &amp; Services LLC</span>                                                                                                                                                                                                                                              |  |                                                      |                                                           |
| Project Location (describe, and attach a location map):<br><span style="font-size: 1.2em;">3254 South Park Ave, Lackawanna, N.Y 14218</span>                                                                                                                                                                                                         |  |                                                      |                                                           |
| Brief Description of Proposed Action:<br><span style="font-size: 1.2em;">Auto Sales, Auto Repairs, Auto Detailing<br/>Accessory Sales &amp; Installation's. <del>Small</del> Small store<br/>with Accessories &amp; parts for sale. U-Haul rentals.</span>                                                                                           |  |                                                      |                                                           |
| Name of Applicant or Sponsor:<br><span style="font-size: 1.2em;">Nabil Hagag,</span>                                                                                                                                                                                                                                                                 |  | Telephone: <span style="font-size: 1.2em;">71</span> |                                                           |
| Address:<br><span style="font-size: 1.2em;">105 Cobble rd</span>                                                                                                                                                                                                                                                                                     |  | E-Mail:                                              |                                                           |
| City/PO:<br><span style="font-size: 1.2em;">LACKAWANNA</span>                                                                                                                                                                                                                                                                                        |  | State:<br><span style="font-size: 1.2em;">N.Y</span> | Zip Code:<br><span style="font-size: 1.2em;">14218</span> |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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                                                   | YES                                                       |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                           |  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>                                  |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                              |  | NO                                                   | YES                                                       |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>                                  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>                                  |
| 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)                                                                                                                                |  |                                                      |                                                           |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):                                                                                                                                                                                                       |  |                                                      |                                                           |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                    |  |                                                      |                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                      |  |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           |  | 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 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:                                                                                                                                                                                                                                                                                          |  | NO                                  | YES                                 |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |  |                                     |                                     |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     |  | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |  |                                     |                                     |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               |  | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                                                                     |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |  |                                     |                                     |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? |  | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?                                                                                                                                                                  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?                                                                                                                                                                                             |  | NO                                  | YES                                 |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |  |                                     |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |  |                                     |                                     |                          |

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

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

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

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

If Yes, briefly describe:

\_\_\_\_\_  
 \_\_\_\_\_

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

NO YES

If Yes, explain the purpose and size of the impoundment:

\_\_\_\_\_

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

NO YES

If Yes, describe:

\_\_\_\_\_

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

\_\_\_\_\_

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

Applicant/sponsor/name: Nabil Hagag

Date: 10/27/22

Signature: [Signature]

Title: Leasee



Restaurants

Hotels

Things to do

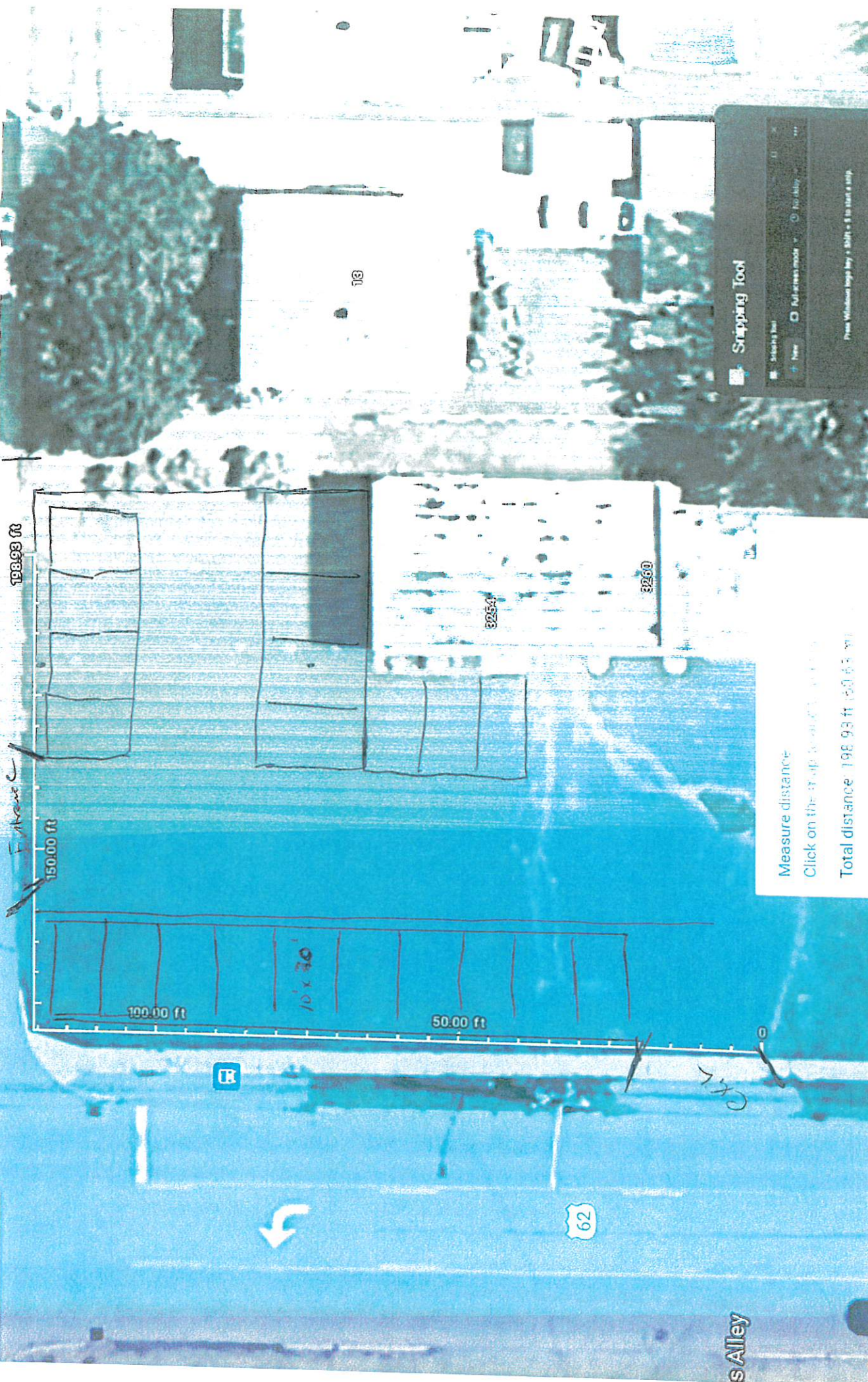
Museums

Transit

Pharmacies

ATMs

Sharon



*Entrance*

150.00 ft

100.00 ft

10' x 30'

50.00 ft

198.99 ft

18

62

s Alley

Snapping Tool

Snapping Tool

Snapping tool

Free Windows logo by + Shift + S to start a snap.

Measure distance

Click on the start point, then click on the end point.

Total distance: 198.99 ft (60.44 m)

U-HAUL. ZONING.  
OIL/TIRES.  
TRUCKS/DOLLIES/BOXES.

NABIL HAGAGI  
716-705-3410

AERIAL VIEW OF  
PROPERTY AND WHAT  
WILL BE ON THE PROPERTY  
City of Lackawanna, NY  
Tuesday, October 25, 2022

## Chapter 230. Zoning

### Article III. District Regulations

#### § 230-13. Neighborhood Commercial - NC.

A. Purpose. The purpose of the Neighborhood Commercial Districts is to encourage the development of commercial uses serving the day-to-day needs of local residents, to support neighborhood activities and insure the compatibility of commercial development with the surrounding residential districts.

B. Use regulations.

Permitted Uses and Structures

Permitted Accessory Uses (subject to the provisions of this chapter)

Site Plan Review Uses

None

Picnic and transit shelters

Off-street parking and loading facilities

Signs

Private swimming pools

Fences, walls and hedges

Satellite television receiving antenna

Solar collection apparatus

Accessory storage buildings

Pedestrian oriented commercial uses, including small retail and/or personal service establishments, convenience businesses, restaurants, taverns, and professional offices

Child-care centers

Drive-through commercial facilities

Automotive service stations

Animal service facilities

Health-care facilities

Houses of worship

Public buildings and uses

Multifamily dwellings or apartment building

C. Site area requirements.

**Lot Dimensions**

Minimum Lot Size

4,000 square feet

Minimum Lot Frontage

40 feet

Floor Area — Maximum

10,000 square feet

Maximum Building Height

3 stories or 30 feet

# City of Lackawanna

Frank E. Krakowski, Assessor

Home

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Property: 316 RIDGE RD, Lackawanna, 14218  
SWIS: 140900 SBL: 141.08-2-35.1



Show all Images  
View Parcel Documents

### Assessment

|                       |              |
|-----------------------|--------------|
| Total                 | \$150,000.00 |
| Total Land            | \$47,500.00  |
| County Taxable (Erie) | \$150,000.00 |
| Town Taxable          | \$150,000.00 |
| School Taxable        | \$150,000.00 |
| Village Taxable       | \$0.00       |
| Equalization Rate     | 100%         |
| Full Market Value     | \$150,000.00 |

### Structure

Site 1  
of 1

Building  
1 of 1

Section  
1 of 1

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| Boeck # - Description             | 0712 - Service sta with bays load sup |
| Construction Quality              | 2                                     |
| Gross Floor Area                  | 5848                                  |
| Number of Stories                 | 1                                     |
| Story Height                      | 12                                    |
| Year Built / Effective Year Built | 1930 / 0                              |
| Condition                         | 3 - Normal                            |
| Building Perimeter                | 320                                   |
| Basement Perimeter                | 0                                     |
| Basement SQFT                     | 0                                     |
| Number of Elevators               | 0                                     |
| Air Conditioning %                | 0                                     |
| Sprinkler %                       | 0                                     |

### Property Description

|                   |                               |
|-------------------|-------------------------------|
| Type              | Commerical                    |
| Use               | 433 - Auto body               |
| Ownership Code    | -                             |
| Zoning            | NC                            |
| Road Type         | 3 - Improved                  |
| Water Supply      | 3 - Comm/public               |
| Utilities         | 4 - Gas & elec                |
| School District   | Lackawanna City Dist - 140900 |
| Neighborhood Code | 9                             |

### Last Property Sale

|                  |    |
|------------------|----|
| Sale Date        |    |
| Sale Price       |    |
| Useable Sale     | NO |
| Arms Length      | NO |
| Prior Owner Name |    |
| Deed Book        |    |
| Deed Page        |    |
| Deed Date        |    |

### Commerical Site Uses

| Site # | Commercial Use | Total Units | Total Rentable Area (sqft.) |
|--------|----------------|-------------|-----------------------------|
| 1      | Body shop      | 0           | 5,848                       |

### Improvements

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

January 4, 2023

Application Notice

Nabil Hagagi  
105 Cobb Rd  
Lackawanna, NY 14218

**Re: 3254-3260 South Park Ave**

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

Planning and Development Board

Zoning Board of Appeals

**Date:**

**Date: January 11, 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  
Jason Surdyke- 13 Sharon  
Donald Campbell- 3270 South Park

CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS



REQUESTING USE VARIANCE

Property Address: 3254-3260 South Park Ave.

Check appropriate box with Y or N indicating determination of Board:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;  
 Comments \_\_\_\_\_
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;  
 Comments \_\_\_\_\_
3. That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;  
 Comments \_\_\_\_\_
4. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and  
 Comments \_\_\_\_\_
5. That the alleged hardship has not been self-created.  
 Comments \_\_\_\_\_

Board Determination:

APPROVED

DENIED

Conditions: max 5 car sites in front / max 5 cars w/haul rentals  
privacy fence (4-6 ft) wheels 20ft. & under  
↓ 4ft up to the last 10ft. then 4ft. must be parked in back.



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Approval Notice

January 27, 2023

Nabil Hagagi  
105 Cobb Rd  
Lackawanna, NY 14218

**Re: 3254-3260 South Park Ave**

At the City of Lackawanna   X   Zoning Board of Appeals    Planning & Development Meeting held on January 11, 2023 the Board acted on your request for a Land Use Variance with the following provisions:

Approved with conditions

Only 5 cars and only 5 u-hauls 20 ft and under, fence will be 6ft up to the last 10ft to the sidewalk then slop down to 4ft to not block any construction of the neighbor driveway

Any variation of the above without prior approval of the  
  X   Zoning Board of Appeals    Planning & Development Board

Shall negate any approvals. Contact the Department of Development, Room 309, Lackawanna City Hall for the necessary permits before commencing work.  
Any further questions, please contact the Department of Development at 716-827-6474



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: Nabil Hagagi**

**Address: 3254-3260 South Park Ave**

**In reference to: Requesting to open auto shop for sales, repairs, detailing, U-haul**

You are entitled to appear at the public hearing scheduled for 1/11/23@ 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

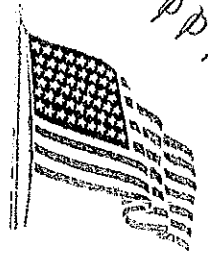
If you have any questions regarding the meeting, please call 716-827-6474

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



*Approved*

APPLICATION  
 TO THE CITY OF LACKAWANNA  
 ZONING BOARD OF APPEALS

Date: 12/7/2022

Application No. \_\_\_\_\_

Application Fee:

Land Use Variance  
 Zoning Law Appeal

Fee  
 \$ 250.00  
 \$ 150.00

Property Address: 242 Warsaw St.

S.B.L. No. \_\_\_\_\_

Description of Action to be Appealed: To allow construction  
of a garage closer to property lines  
than code allows, would keep consistent  
neighboring homes

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

Blake Schweikowsky  
Name of Applicant

Beau Schweikowsky  
Signature of Applicant

242 Warsaw St.  
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: Blake Schweikowsky

Address: 242 Warsaw St.

Lackawanna, NY 14218

# 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:<br><i>New Garage</i>                                                                                                                                                                                                                                                                                                      |  |                                               |                                            |
| Project Location (describe, and attach a location map):<br><i>Building a new garage<br/>Rear of 242 Warsaw St.</i>                                                                                                                                                                                                                                   |  |                                               |                                            |
| Brief Description of Proposed Action:<br><i>Construction of a 24' X 24' 2 car garage at<br/>The rear of the property 3' from all property lines</i>                                                                                                                                                                                                  |  |                                               |                                            |
| Name of Applicant or Sponsor:<br><i>Blaine Schweitzer WSKR</i>                                                                                                                                                                                                                                                                                       |  | Telephone: _____                              |                                            |
| Address:<br><i>242 Warsaw St</i>                                                                                                                                                                                                                                                                                                                     |  | E-Mail: _____                                 |                                            |
| City/PO:<br><i>Lackawanna</i>                                                                                                                                                                                                                                                                                                                        |  | State: <i>New York</i> Zip Code: <i>14218</i> |                                            |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                           |  |                                               | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                              |  |                                               | NO<br><input checked="" type="checkbox"/>  |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |  |                                               | YES<br><input type="checkbox"/>            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |  |                                               | NO<br><input checked="" type="checkbox"/>  |
| 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                                                                                                                                                                                                                                                                                                                    |  |                                               |                                            |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                                    | NO                                  | YES                                 | N/A                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | 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 type="checkbox"/>            | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      |                                                    |                                     | NO                                  | YES                      |
| 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: _____                                                                                                                                                                                                                                                                                                                                                              |                                                    | NO                                  | YES                                 |                          |
| 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?                                                                                                                                                                                                                                                                                          |                                                    | NO                                  | YES                                 |                          |
| 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: _____                                                                                                                                                                                                                                                                                    |                                                    | NO                                  | YES                                 |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     |                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            |                                                    | NO                                  | YES                                 |                          |
| 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: _____                                                                                                                                                                                                                                                                                                                     |                                                    | NO                                  | YES                                 |                          |
| 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?                                                                                                                                                                                             |                                                    | NO                                  | YES                                 |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  |                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |                                                    |                                     |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |                                                    |                                     |                                     |                          |



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

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

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

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

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:

\_\_\_\_\_

\_\_\_\_\_

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

NO YES

If Yes, explain the purpose and size of the impoundment:

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

NO YES

If Yes, describe:

\_\_\_\_\_

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

\_\_\_\_\_

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

Applicant/sponsor/name: Blaise Schweikowsky

Signature: Blaise Schweikowsky

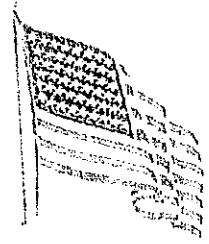
Date: 12/17/2022

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;
  - (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: 242 Warsaw

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, neighbors on either side of my house and behind all have garages of similar size in similar locations on their property.

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, my property is only 30' wide so I do not have much space to begin with to build a garage and the required 10' off the back would cause a lot of dead space behind and would not match the neighboring houses

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

NO, I am requesting to be able to build 3' from property lines instead of 5' and 3' or less from the rear when all garages around me are built to the rear property lines and fall closer than 5' on the sides.

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?

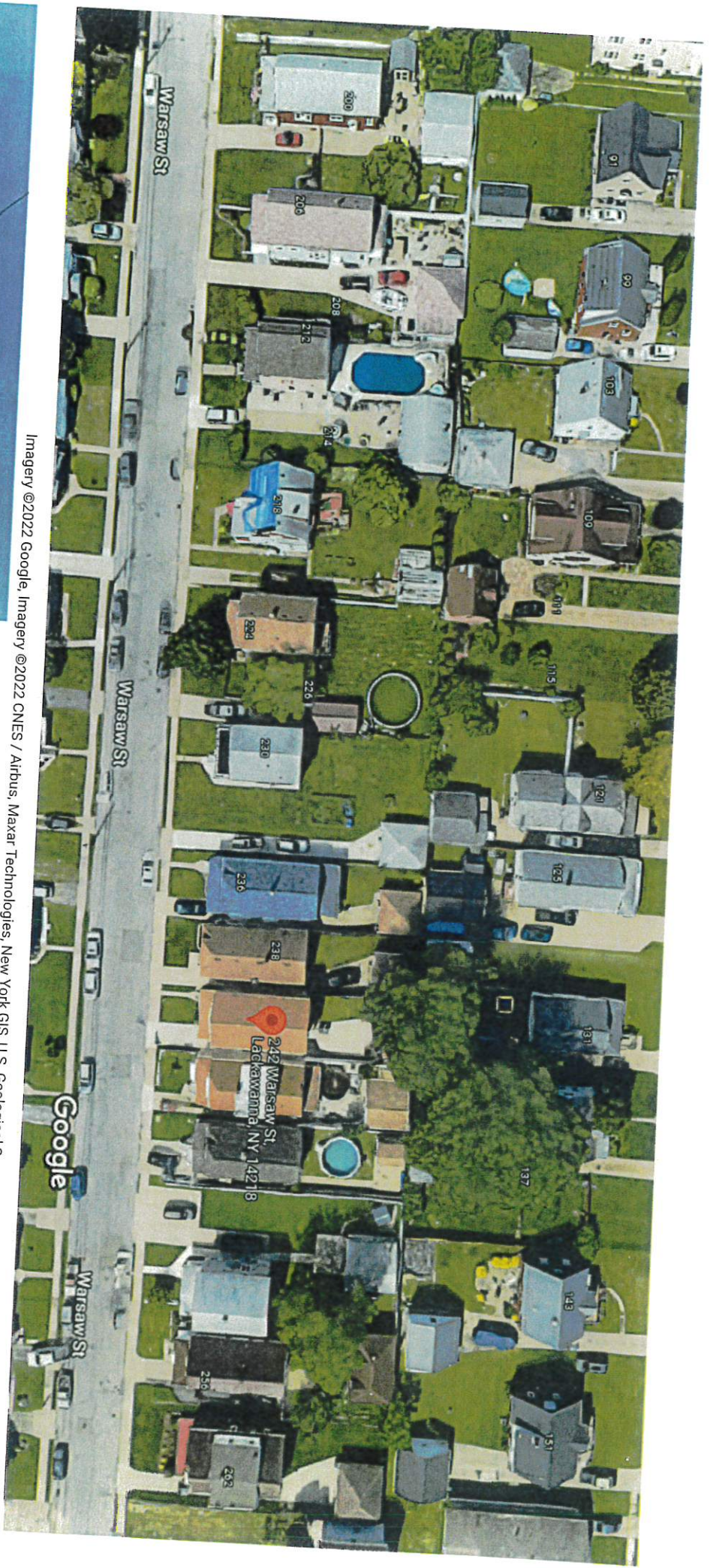
USING CURRENT CODE REGULATIONS WOULD SEVERELY RESTRICT WHAT IS ALLOWED TO BE BUILT. WITH CURRENT PLANS IT WOULD MATCH MOST EXISTING GARAGES

Brian Schweikowsky

Sign Above, Print Name Below

Brian Schweikowsky





Imagery ©2022 Google, Imagery ©2022 CNES / Airbus, Maxar Technologies, New York GIS, U.S. Geological Survey, Map data ©2022 50 ft





Lackawanna, New York  
Google  
Street View - Oct 2012



242 Warsaw St

All

Street View & 360°



# ERIE COUNTY, NEW YORK

## Interactive Mapping Viewer

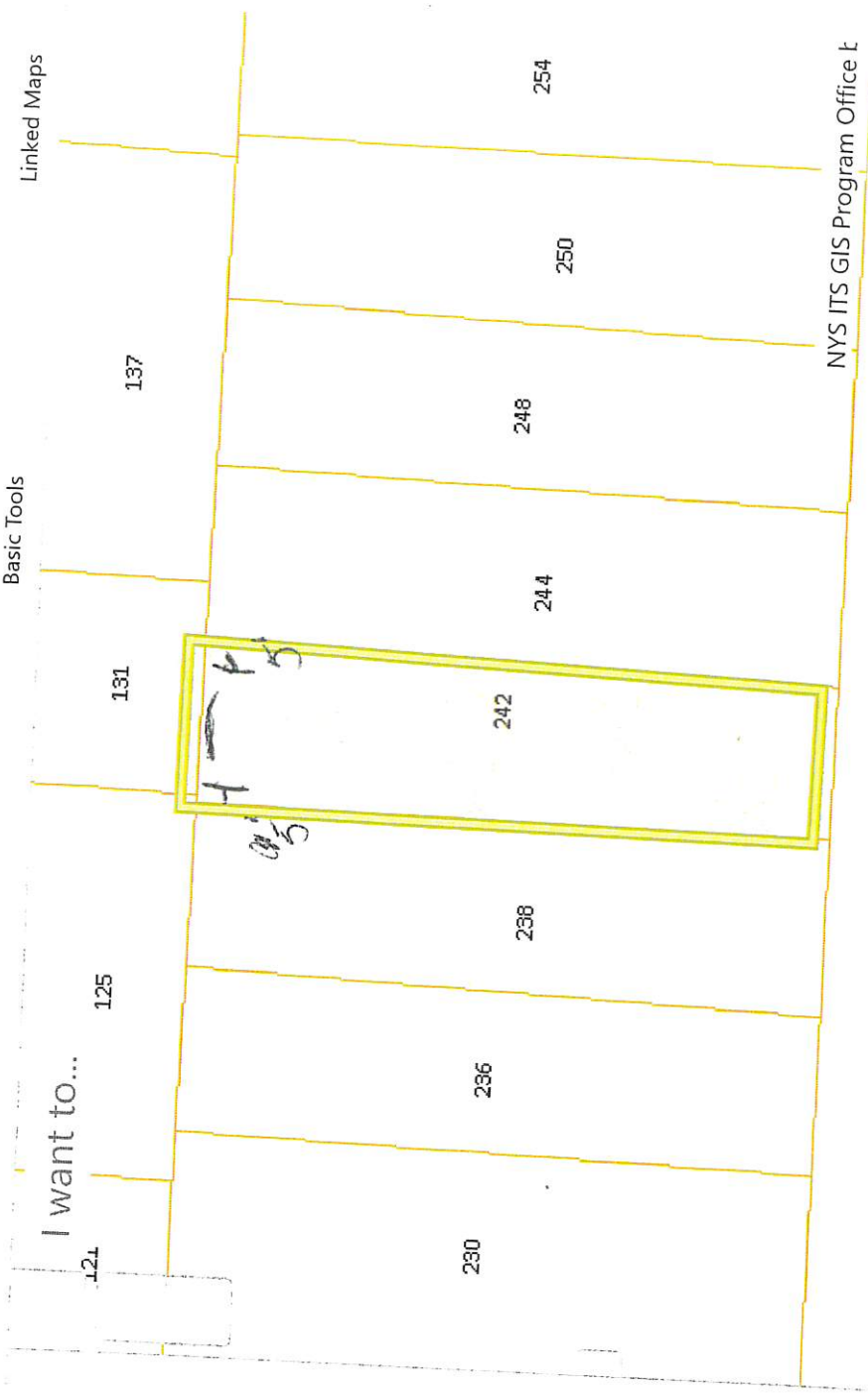
Search...

Sign in

Tools Find Data Draw Graphics Measure

Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Next Extent Bookmarks Identify Home Initial View Print Export Tool Labels Linked Maps

Navigation



Parcels (1)

☆ 242 WARSAW ST  
 SBL: <https://paytax.erie.gov> 142.70-2-40  
 Municipality: City of Lackawanna  
 Owner: MARTIN MICHAEL  
 Dimensions: 30x117  
 Acreage: 0.0768 acres  
 Property Class: R - 2 Family Res

NYS ITS GIS Program Office t

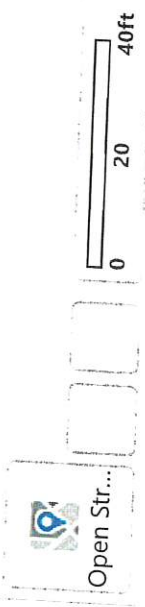
*12x12 SHED*

*MARCA*

Displaying 1 - 1 (Total: 1)

Page 1 of 1

Home Layers Parcels (1)





BLAKE 716-361-4451

2 FAMILY

City of Lackawanna, NY  
Wednesday, November 30, 2022

242 WARSAW.

# Chapter 230. Zoning

## Article III. District Regulations

### § 230-11. Mixed Residential - MR.

A. Purpose. Mixed Residential Districts have been designated in the City of Lackawanna to acknowledge the diversity of housing types currently available in the City's residential neighborhoods. The district is designed to allow a variety of housing styles and flexibility in building placement while protecting the appearance and character of residential neighborhoods.

B. Use regulations.

#### Permitted Uses and Structures

- Single-family detached dwellings
- Two-family detached dwellings
- Private garages with space for no more than three vehicles
- Home occupations
- Off-street parking and loading facilities
- Signs
- Fences, walls and hedges
- Private swimming pools
- Recreation facilities for the exclusive use of the primary use residents
- Satellite receiving antenna
- Alternative energy system apparatus
- Accessory storage building
- Attached single-family residences
- Multiple dwellings
- Mobile home parks
- Child-care centers
- Houses of worship
- Public buildings and uses
- Essential public services where no other site is available

#### Permitted Accessory Uses (subject to the provisions of this chapter)

#### Site Plan Review Uses

C. Site area requirements.

#### All Uses

Maximum Building Height

3 stories or 30 feet

Minimum Front Yard

25 feet



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 4, 2023

Blake Schweikowsky  
242 Warsaw St  
Lackawanna, NY 14218

**Re: 242 Warsaw St**

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

Planning and Development Board

Zoning Board of Appeals

**Date:**

**Date: January 11, 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  
Izet Hebibovic – 244 Warsaw  
Albert Boehm – 238 Warsaw  
Louis Fucina – 131 Elkhart



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: Blake Schweikowsky**

**Address: 242 Warsaw St**

**In reference to: Construct a garage closer to the property line**

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

Approval Notice

January 27, 2023

Blake Schweikowsky  
242 Warsaw St  
Lackawanna, NY 14218

Re: 242 Warsaw St

At the City of Lackawanna  X  Zoning Board of Appeals   Planning & Development Meeting held on  January 11, 2023  the Board acted on your request for a  Land Use Variance  with the following provisions:

Approved

Any variation of the above without prior approval of the  
 X  Zoning Board of Appeals   Planning & Development Board

Shall negate any approvals. Contact the Department of Development, Room 309, Lackawanna City Hall for the necessary permits before commencing work.  
Any further questions, please contact the Department of Development at 716-827-6474



**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: 12/12/2022

Application No. \_\_\_\_\_

**Application Fee:**

\_\_\_\_\_ Land Use Variance  
\_\_\_\_\_ Zoning Law Appeal

Fee  
\$ 250.00  
\$ 150.00

Property Address: Hamburg Turnpike and Dana Street 42.815794-  
S.B.L. No. 141.19.-1-3 78.84619

Description of Action to be Appealed: The standard signage for Lackawanna  
is 32 sq. ft and our signage is 44 sq. ft. We are requesting a zoning variance  
to allow our signage due to the massive size of our 240- acre Industrial  
Business Park.

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

Talia Johnson- Huff  
Name of Applicant

  
Signature of Applicant

95 Perry Street Buffalo,  
Address of Applicant  
NY 14203

Applicant Phone No. \_\_\_\_\_

Applicant's Email \_\_\_\_\_

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

Property Owner:

NAME: Industrial Land Development  
Corporation

Address: \_\_\_\_\_  
95 Perry Street Buffalo, NY 14203

---

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                                                                                                                                                                                                                                                                                                                                                                                |  |                  |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|--------------------------------------------|
| Name of Action or Project:<br>Industrial Land Development Corporation Advanced Manufacturing Park                                                                                                                                                                                                                                                                                                                       |  |                  |                                            |
| Project Location (describe, and attach a location map):                                                                                                                                                                                                                                                                                                                                                                 |  |                  |                                            |
| Brief Description of Proposed Action:<br>The Buffalo and Erie County Industrial Land Development Corp is looking to erect a sign within the Renaissance Commerce Park, a 240- Acre Industrial Park, in the former Bethlehem Steel Site. The sign is unified by color, materials and RCP Logo to provide a coordinated complimentary identity for the development site.                                                  |  |                  |                                            |
| Name of Applicant or Sponsor:<br>Buffalo and Erie County Industrial Development Corp.                                                                                                                                                                                                                                                                                                                                   |  | Telephone: _____ |                                            |
| Address:<br>95 Perry Street , Suite 403                                                                                                                                                                                                                                                                                                                                                                                 |  | E-Mail: _____    |                                            |
| City/PO:<br>Buffalo                                                                                                                                                                                                                                                                                                                                                                                                     |  | State:<br>NY     | Zip Code:<br>14203                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: New York State Department of Transportation                                                                                                                                                                                                                  |  |                  | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?<br>b. Total acreage to be physically disturbed?<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                       |  |                  | NO<br><input type="checkbox"/>             |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                  | YES<br><input checked="" type="checkbox"/> |
| 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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><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:<br>_____<br>_____                                                                                                                                                                                                                                                                        |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     |  | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            |  | <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: _____                                                                                                                                                                                                                                                                                                                     |  | <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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____                                                                                                                                                                                                                                                                 |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |



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

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

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

Peregrine Falcon, Lake Sturgeon

16. Is the project site located in the 100-year flood plan?

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

If Yes, briefly describe:  
The storm water run off will be directed on-site and smokes creek

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:

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

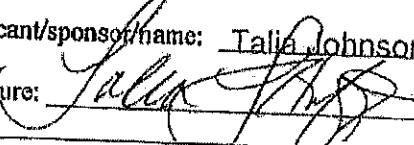
If Yes, describe:

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: The site has been the subject of extensive environmental investigations.

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

Applicant/sponsor name: Talia Johnson- Huff      Date: 12/08/2022

Signature:       Title: Project Manager

Property Address: \_\_\_\_\_

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 Business Park Sign will be located solely within the Renaissance Commerce Park, a 240-acre industrial park on the former Bethlehem Steel site. The ILDC worked closely with community stakeholders to carefully design the signage to identify the property and direct the public and commercial users to the site. The proposed signage is unified by color, materials, and the RCP logo to provide a coordinated complimentary identity for the industrial development site within the Lackawanna First Ward neighborhood.

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

The size of the sign is appropriate given the site acreage and the scale of the industrial/commercial tenants located on the site. The sign is necessary to establish the identity of the site for the community and identify the location for pedestrians, motorists, and freight transportation.

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

Yes, however the proposed signage is appropriate based on the total acreage of the site (240-acres) and the size of the industrial buildings located at Renaissance Commerce Park.

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 design of the industrial business park sign was developed as part of the Master Plan/DGEIS process for the entire 240-acre site. The ILDC, with assistance from community stakeholders, conducted an in-depth analysis with regard to the design of the sign necessary to rebrand/identify the site as Renaissance Commerce Park.

- \_\_\_\_\_
- \_\_\_\_\_
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?

Strict application to the ordinance will result in an unnecessary hardship to the ILDC with regard to establishing the identity and location of the site for the community and users/visitors to the site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Talia Huff*

Sign Above, Print Name Below

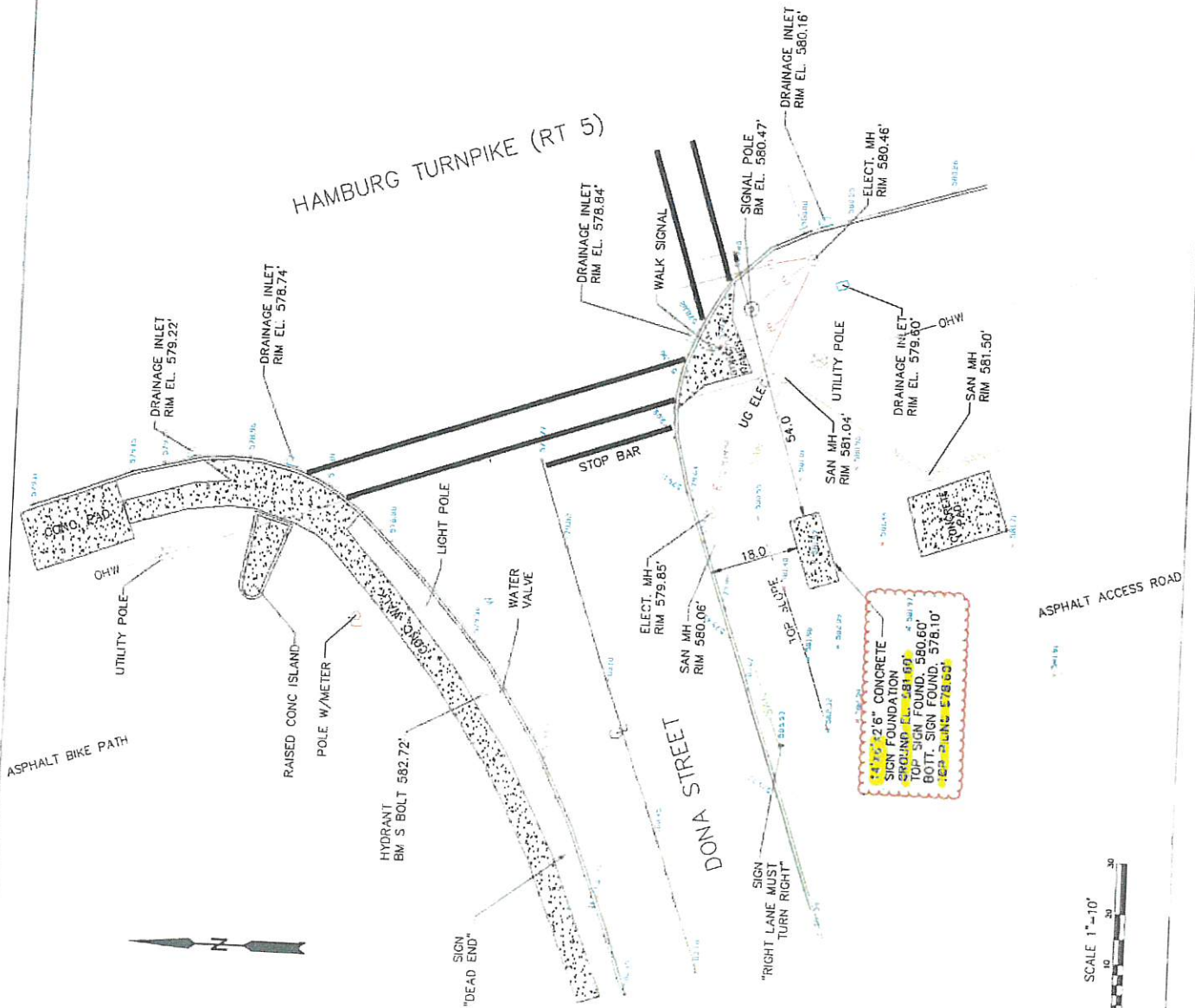
*Talia Johnson-Huff*



FIELD SURVEY DATE: 12/15/21  
 GREG MAZIARZ (PINTO) 716-374-5973

**PINTO**  
 CONSTRUCTION SERVICES INC

Pinto Construction Services, Inc.  
 132 Dingsen Street  
 Buffalo, NY 14206  
 Phone: (716) 825-6666  
 Fax: (716) 825-6773





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

January 4, 2023

Application Notice

Talia Johnson Huff  
95 Perry Street  
Buffalo, NY 14203

**Re: Hamburg Tpke & Dona St**

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

Planning and Development Board

Zoning Board of Appeals

**Date:**

**Date: January 11, 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



Gmail

ryanm@flexlume.com



99,

Compose

Mails

Inbox

2,282

### Renaissance Sign Permit External Inbox x

Chat

Starred

Snoozed

Sent

Spaces

Trash

More

Meet

Labels



Ryan Mis <ryanm@flexlume.com>

to me

View Message

Hi Scott,

I'm looking to obtain a sign permit for Renaissance, located at HIGHWAY 5 HAMBURG TURNPIKE, LACKAWANN 14218. Attached is the sign package, application and Landlord Approval. Please let me know if you need anythi

Thanks,

Ryan

Ryan Mis

Project Manager | [ryanm@flexlume.com](mailto:ryanm@flexlume.com)

o: (716) 884-2020 c: (716) 957-2835

Flexlume Sign Company

1464 Main St. Buffalo, NY 14209



Payment  
Development

3704

Name: ECIDA - Talia Johnson-Huff

Property Address: RCP - sign

(Official Use Only)

- Building \_\_\_\_\_
- Electrical \_\_\_\_\_
- Plumbing \_\_\_\_\_
- Zoning Fee
- Planning \_\_\_\_\_
- 95G \_\_\_\_\_
- 65G \_\_\_\_\_
- Special bulk \_\_\_\_\_
- Master \_\_\_\_\_
- Journeyman \_\_\_\_\_
- Plumber & Electrician: \_\_\_\_\_
- Code Enforcement: \_\_\_\_\_
- Ticket \_\_\_\_\_
- Rental Registration \_\_\_\_\_
- Other: \_\_\_\_\_
- Misc \_\_\_\_\_

**ISING SIGN**

Fee: \$ 400  
CK# 1333  
12/22/22



Authorized Signature

City Treasurer

ment Corporation

Sign Location

Tax Map Identification Number 141.19.-1-3  
County Erie Municipality \_\_\_\_\_ Route No. 5

Side of Highway: N S E W (Please Circle One)

between Reference Markers: (A) \_\_\_\_\_ and (B) \_\_\_\_\_  
\_\_\_\_\_ feet measured from Reference Marker (A or B) \_\_\_\_\_

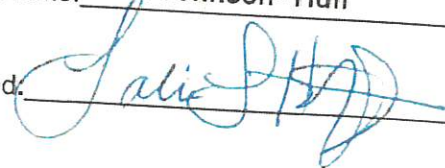
I, the undersigned Site Owner, hereby consent to the erection and maintenance of an advertising sign owned by Industrial Land Devevelopment Corporation at the aforementioned location, which is on property that I own. It is understood that the erection and maintenance of such sign must be in conformance with Sections 86 and 88 of the New York Highway Law and Part 150 of Title 17 of the Official Compilation of Codes, Rules and Regulations of the State of New York, which regulate outdoor advertising along Interstate, Primary and NHS Routes.

Site Owner consents, upon reasonable written notice, to allow a representative of the State to enter on the above sign location to inspect said sign for any violations of Federal or State regulations. Further, Site Owner understands that the State of New York, its agents and employees, by law have the right to enter on the above recited real property after thirty (30) days written notice if said sign fails to meet the requirements set forth in the sign permit and/or the aforementioned laws, rules and regulations; and that such entry includes the right to excavate and all other things incidental to the sign removal.

It is further understood that this Agreement shall in no way constitute a waiver of any lawful claims for crop damage. No claim for damages for wrongful entry or trespass shall be made by the Site Owner against the State.

Date: November 18, 2022

Print Name: Talia Johnson- Huff

Signed: 



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Approval Notice

January 27, 2023

Talia Johnson-Huff  
95 Perry Street  
Buffalo, NY 14203

**Re: Hamburg Tpke & Dona**

At the City of Lackawanna  Zoning Board of Appeals  Planning & Development Meeting held on **January 11, 2023** the Board acted on your request for a **Land Use Variance** with the following provisions:

**Approved for sign**

Any variation of the above without prior approval of the  
 Zoning Board of Appeals  Planning & Development Board

Shall negate any approvals. Contact the Department of Development, Room 309, Lackawanna City Hall for the necessary permits before commencing work.  
Any further questions, please contact the Department of Development at 716-827-6474





CITY OF LACKAWANNA  
**Zoning Board of Appeals**  
COUNCIL CHAMBERS

MINUTES

Wednesday November 16, 2022

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**Opening:**

The regular meeting of the City of Lackawanna Zoning Board of Appeals was called to order at 5:00pm.

**Present: Stampone, Krakowski, Beres, Mohamed, Halsey**

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**Agenda:**

**A. Approval of Board meeting minutes:**

Motion to approve minutes for 10/5/22: Beres: Second: Halsey  
All yeas carried 5-0

**Item #1**

Area Use Variance

Kevin Kirk

10 Dona St

Proposing a single story 151, 200 sq.ft. "spec" building and  
5' parking setback on the east side of the property

Kevin Kirk representing

Mr. Hayes began explaining that this property is separate from 8 Dona St., though both will connect through a parking lot eventually, and the future name will be 2 Steelworkers Way.

Mr. Kirk began by asking the Board for a 5' variance on the east side of the property along Hamburg Turnpike as the City of Lackawanna's Code has a requirement setback of 10 ft.

Mr. Kirk added the reasoning is to allow for a deeper loading dock area on the west side of the building.

Member Beres inquired about the impact this would have on green space on the property.

Mr. Kirk replied that there would be no loss of green space.

Member Beres explained the requirements of approving an area variance to the Board.

Motion to approve based on the factors of the area variance brought before the Board for the property location and statement: Halsey: Second: Krakowski

All yeas carried 5-0

Item #2  
Area Use Variance

Ralph Bevilacqua, III  
23 Kennedy Dr  
Requesting variance for portion of fence

Jay Palmer (Attorney) representing

Mr. Palmer began by stating that in 2021 his client, Mr. Bevilacqua, constructed a six (6) ft stockade fence around his home and dropped the support post which didn't go far enough into the ground. Certain portions of the fence have up to the 6 foot height variance required and some of the fence measuring 9 feet. He continued that it is an existing fence (passing out photos of the neighboring properties). Mr. Palmer stated Mr. Bevilacqua was injured with spinal issues and is confined to his home and spending a lot of time in his backyard. The neighbors next door have a two-tier deck measuring 9 ft. tall and an above ground pool. He added that the fence in question would provide privacy for everyone. Mr. Palmer added that neighbors (namely Brennan, Buchta, Eiskant and Nicometo) are in favor of the height variance request. Mr. Palmer added that Mr. Bevilacqua has a couple of panels facing the wrong way to allow access to his garage. He went on to add that he is scheduled to appear before the City Court to answer and address these issues there as well, depending on what the Board decides in the future.

Mr. Palmer stated that Mr. Bevilacqua proposes that he would rather not cut the top of the fence off but rather maintain the fence as it was built. He added that Mr. Bevilacqua built it in good faith despite the fact that he is 6 inches off in a couple of places and he asked the Board to take that into consideration.

Member Beres asked if it was only a small section of the fence.

Mr. Palmer replied that Mr. Bevilacqua would have to trim down the sides going toward the back.

Board discussed the fence and cost.

Board review the photo and the layout of the fence

Neighbor Tammy Hanna (29 Kennedy) spoke to the Board:

Ms. Hanna began stating she has lived at 29 Kennedy Drive for 23 years. The current fence has panels that are installed backwards and she continued that there is a mess in between her fence and his that he doesn't clean due to him getting hurt. She added that when people in the neighborhood see him, they would say he is moving around pretty well (i.e. cutting the grass and blowing leaves). Ms. Hanna noted that she has observed Mr. Bevilacqua spraying chemicals through his fence preventing her family from allowing their dog off of their deck. She also showed photographs, namely the fence in question being used to hold a dummy (doll) with a camera recording device in it that faces Ms. Hanna's home. Tammy added that Mr. Bevilacqua has pictures of her teenage daughter and she has refused to open her pool this year because of such.

Member Beres stated that it is illegal if he has a camera pointing to your property and asked Ms. Hannah if the dummy was still and if there is a gap between the fences.

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Ms. Hanna replied that she doesn't know if the dummy is there now adding Mr. Bevilacqua put up the fence the exactly way he wanted to.

The Board discussed lowering the fence or placing stones on the area underneath it with weed prevention paper that way the use of chemicals would not be necessary to curtail the weed problem. The Board stated that he would need to fill the bottom and if Mr. Bevilacqua is ten (10) inches underneath he at least needs to fill the gap.

Member Beres stated the part of the fence must be rectified before Code Enforcement re-inspects the issue in the spring.

Mr. Palmer asked if it would be acceptable that the fence is dropped from the side yard to the back of the garage and Mr. Bevilacqua would flip the two panels. Member Halsey stated whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance. He also added that if the Board grants him a variance, they are condoning the action itself while this matter can, in fact, be resolved without obtaining a variance.

Mr. Palmer requested an adjournment for two (2) months to schedule with a fence company and come up with a reasonable proposal and plans to share with the Board.

The Board discussed the requirements of a use variance.

Motion to Deny with conditions: Applicant may leave fence as is until spring and must reverse the part of the fence installed backwards Beres: Second: Stampone  
All yeas carried 5-0

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Item #3

Zoning Law Appeals

Michael Alabisi

23 Michaels

Requesting resolution for shed

Mr. Alabisi absent

Ms. Dyson representing her father Mr. Dyson, a neighbor of 23 Michaels Place.

Ms. Dyson stated Mr. Dyson asked her to speak on his behalf against the shed.

Mr. Hayes stated Mr. Alabisi had a shed made and placed it right in front of his garage. He continued to add that Mr. Alabisi told the city that it would be a conforming 10x14 shed which doesn't require a permit, but the inspection afterwards revealed it to be a 10x18 shed with no permits obtained.

Mr. Balon additionally explained that anything over 144 sq ft needs to be 10 ft from the property line and 10ft from the building and any shed has to be in the back yard or side yard, not the front yard like it is in Mr. Alabisi's case, which is another issue at hand.

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Ms. Dyson added that Mr. Alabisi has numerous items in his garage set up as a store front with a trailer parked in front.

The Board discussed moving the shed to the back yard.

Motion to deny the variance with the condition that the shed must be placed in the back yard: Beres: Second: Stampone All yeas carried 5-0

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Item #4

Land Use Variance

Daniel Lewis  
33-34 Wilkesbarre Ave  
Site Plan Review for rooming house

Member George Halsey began with a recusal for Agenda Item #4 due to his involvement with the Church and rooming house

All in favor carried 4-0

The Board reiterated that Mr. Halsey cannot be involved in the process as per his recusal.

Stacy Pettigrew representing for Pastor Lewis

Ms. Pettigrew began stating that Potter's Church has a lease with Sucro to house international employees for a period of time. She is requesting that the address continue its wholly exempt status noting that the revenue goes directly to the Church which provides many opportunities for the community as well funding the necessary repairs on the building.

Member Beres wished to verify that 33-43 Wilkesbarre was wholly exempt because it is owned by a religious entity (correct).

Ms. Pettigrew responded with a yes.

Member Beres asked if it was used for religious purposes before it was vacant for a period of time.

Ms. Pettigrew replied yes.

Member Beres added that it is the change of use that triggers the tax, not the variance request itself. He continued that the reason the address is going on the tax roll is because it is now being used with the intention of collecting a profit. Mr. Beres went on stating that years ago the LCDC (housing non-for-profit) owned a building and rented office space to start-up businesses at a discount. However, the law states that once a tax-exempt entity uses a property to make profit it then becomes taxable. The reason for this variance is to continue the use the Church has already starting using it for without permission. He added that the Board's purpose is to determine if the use variance is appropriate for what they want to use it for under the City of Lackawanna's Zoning Ordinance. Member Beres stated the city has placed the property back on the tax assessment role dated 12/1/22 meaning it will be taxable starting 1/1/23.

Amira Muflahi 1<sup>st</sup> Ward Councilwoman representing

Ms. Muflahi stated that she and Mr. Halsey had several conversations regarding 33-34 Wilkesbarre as a boarding house in the past. Beginning in March of 2022 she had reports

from first ward constituents that it already began housing eleven (11) individuals, all employees of Sucro. She went on to add that there were no variance requests or permits obtained despite the conversations she (Muflahi), the City, and the Church all had. She continued that neighbors now see constant activity there which raised concerns given the Church's previous request years ago to use the property as a domestic violence shelter which was ultimately not approved. Ms. Muflahi added that despite the discussion the Church went ahead and began housing the individuals without the proper authority to do so. Ms. Muflahi then asked the Board that this agenda item be rejected or tabled until further investigation. She added that if approved it will not benefit anyone in the City; it will be a burden on city resources and when the temporary lease with Sucro ends, she speculates that it will become the domestic violence shelter the Church originally intended but was not approved for. She asked again that it be rejected or tabled to see what exactly what the plans are moving forward.

Ms. Pettigrew countered; she stated that the Church has not had one complaint from the neighbors and the renters leave for work at 6AM returning home at 7:30PM. Ms. Pettigrew added that the renters are now patronizing the community; washing their clothing at the Laundromat and shopping at nearby stores, etc. She added that she does not believe this is a detriment to the community, rather, a group of individuals making money for their family and supporting the community they live in.

The Board discussed the use variance and city of Lackawanna Zoning Ordinance.

Member Beres inquired about the amount of individuals living on the premises adding that no matter what happens the property must be up to code.

Mr. Balon replied stating that an inspection was done and the Church is aware they must add fire egress windows, carbon monoxide detectors, and fire extinguishers.

Ms. Muflahi inquired about the conditions on the lease termination. She added that after the lease with Sucro to house their employees is up; this will be a vacant property with a use variance for a rooming house.

Mr. Halsey interjected and asked the Board if he resigns right now would he be able to speak on the Church's behalf.

Member Beres replied yes, if that is what you would like to do.

Mr. Halsey replied with his resignation.

Motion to accept George Halsey's resignation.

All yeas carried 4-0

Mr. Halsey began by addressing a meeting with the Mayor and former Director of Development (Mr. Richard Stanton) stating that a domestic violence shelter was not approved. Mr. Halsey stated that the (former) Director of Development stated that the Church could move forward with a rooming house. He added that this is a mixed-use property. Mr. Halsey stated that after the meeting with the city the rooming house arrangement was set in place by the former Director of Development. He continued that he received a phone call asking if the Church was amenable to renting out the property to Sucro with the intention to house between 11- 19 individuals to work for 1-1.5 years. Mr. Halsey stated that he will get back to them and called Pastor Lewis who said the Church

would be more than happy to. He added that the Director of Development put everything else in motion. Mr. Halsey stated that he is under the impression that everything was clear and added he would not do anything willfully wrong. Mr. Halsey ended by stating when he found out there was a problem he said, "Whatever needs to be done, will be done."

The Board took no action on this matter and referred to the Law Department and the Planning Board for further information.

Motion to adjourn: Beres: Second: Mohamed  
All yeas carried 4-0



**CITY OF LACKAWANNA**  
**DEPARTMENT OF DEVELOPMENT**

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



TO: Zoning Board of Appeals & Planning and Development Board  
FROM: Mayor Annette lafallo & Director of Development  
DATE: December 20, 2022  
RE: Board Meeting Schedule

Due to the large number of upcoming development projects in the 2023 year, Mayor lafallo has requested the Zoning Board of Appeals and the Planning and Development Board meetings be scheduled for the next six (6) months on the following dates:

Jan 11

Feb 22

March 29

April 26

May 31

June 28

We will finalize this schedule together at the January Board meeting. Thank you for your time and service to the City of Lackawanna.

Lauren Jednak  
Department of Development



Thank you for sending us your legal. Please see the pricing below.  
If everything is correct, please sign and email to [buflegals@bizjournals.com](mailto:buflegals@bizjournals.com)  
or fax to 716-854-3394.

**TOTAL COST: \$ 54.45**

**ANY CHANGES AND APPROVALS MUST BE RECEIVED  
BY 10:00 A.M. THURSDAY THE WEEK BEFORE THE START DATE.**

LEGAL NOTICE  
CITY OF LACKAWANNA  
ZONING BOARD OF  
APPEALS AGENDA  
COUNCIL CHAMBERS  
TIME: 5:00 PM

Wednesday January 11, 2023

Agenda:

**NEW BUSINESS**

Item #1

Land Use Variance  
Talia Johnson-Huff/Flexlume  
Hamburg & Dona  
Requesting variance for 32x44sq ft  
sign

Item #2

Land Use Variance  
Blake Schwelkowsky  
242 Warsaw St  
Requesting construction of a garage  
closer to the property

Item #3

Land Use Variance  
Nabil Hagegi  
3254-3260 South Park Ave  
Requesting to open auto sales and  
U-Haul rentals

23-0016

jan6

This is a copy of your legal notice that will appear in **Business First**. Please proof read the copy for accuracy. If everything is correct, please sign the line labeled "OK to run". If corrections are needed, please sign the line labeled "OK with changes" and note the necessary corrections needed.

NOTE: The above legal is not to scale. The text has been expanded in size for easier proofreading.

OK to run

Spanda Kurni

OK with changes



CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS



REQUESTING USE VARIANCE

Property Address: \_\_\_\_\_

Check appropriate box with Y or N indicating determination of Board:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

Comments \_\_\_\_\_

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;

Comments \_\_\_\_\_

3 That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

Comments \_\_\_\_\_

4 That the requested use variance, if granted, will not alter the essential character of the neighborhood; and

Comments \_\_\_\_\_

5 That the alleged hardship has not been self-created.

Comments \_\_\_\_\_

Board Determination:

APPROVED

DENIED

Conditions: \_\_\_\_\_  
\_\_\_\_\_

CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS



REQUESTING USE VARIANCE

Property Address: \_\_\_\_\_

Check appropriate box with Y or N indicating determination of Board:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

Comments \_\_\_\_\_

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;

Comments \_\_\_\_\_

3 That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

Comments \_\_\_\_\_

4 That the requested use variance, if granted, will not alter the essential character of the neighborhood; and

Comments \_\_\_\_\_

5 That the alleged hardship has not been self-created.

Comments \_\_\_\_\_

Board Determination:

APPROVED

DENIED

Conditions: \_\_\_\_\_  
\_\_\_\_\_

**SPECIFICATIONS**

STEEL STRUCTURE TO BE A325/A308, 50 KSI, CORROSION-RESISTANT (WEATHERING)

**COLORS/MATERIAL**

| COLOR | PMS    | MATERIAL SUGGESTION            |
|-------|--------|--------------------------------|
|       | 2935 C | -VINYL, TYPE TBD               |
|       | 7727 C | -VINYL, TYPE TBD               |
|       | 391 C  | -VINYL, TYPE TBD               |
|       | 358 C  | -VINYL, TYPE TBD               |
|       | -      | -ACRYLIC, TYPE TBD             |
|       | -      | -PAINT, MATTHEWS BRUSHED ALUM. |

FIRST INSTALLED

EXAMPLE OF SIGN OVER TIME



CLIENT: RENAISSANCE COMMERCE PARK  
 ADDRESS: HIGHWAY 5 HAMBURG TURNPIKE, LACKAWANNA, NY 14218

DATE: 10/24/22  
 PROJECT: BETHLEHEM STEEL-RENAISSANCE

| REVISION INFO: | BRIEF DESCRIPTION OF WHAT CHANGES | BY |
|----------------|-----------------------------------|----|
| 00/00/00       |                                   |    |
| 10/24/22       | UPDATES TO SPECS PER ENGINEERING  | DN |
|                |                                   |    |
|                |                                   |    |
|                |                                   |    |

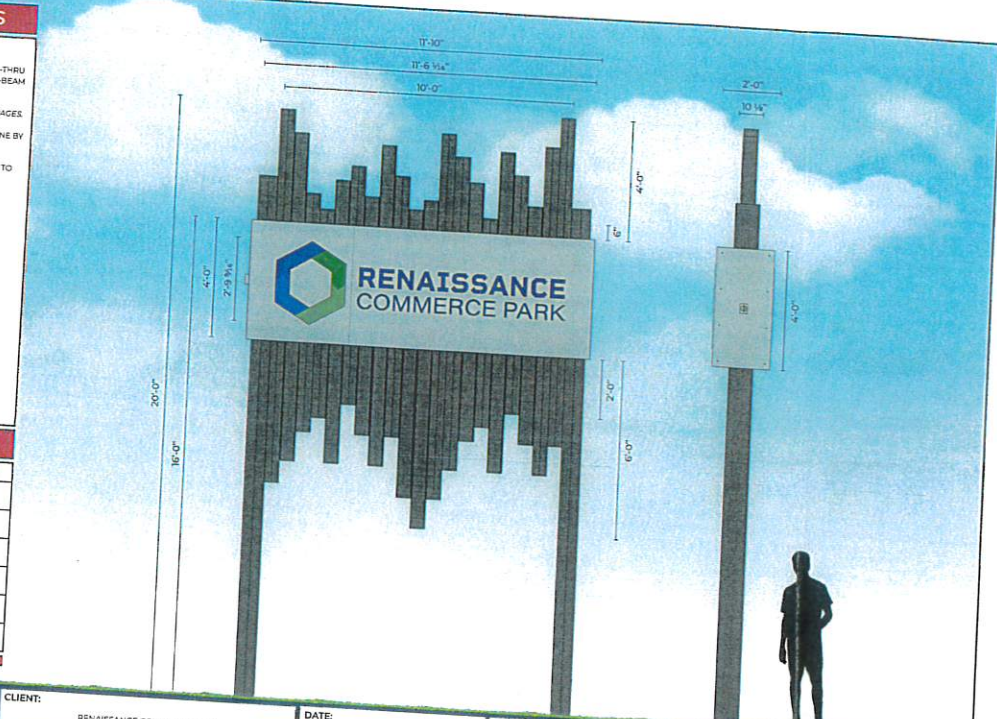
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**SPECIFICATIONS**

**PROPOSED:**  
 4'-0" X 11'-10" ILLUMINATED ALUMINUM PUSH-THRU CABINET, MOUNTED TO 30" X 11'-6 1/4" STEEL I-BEAM CUSTOM STRUCTURE.  
 DETAILED SPECIFICATIONS ON FOLLOWING PAGES.  
 FOUNDATION AND PRIMARY WORK TO BE DONE BY OTHERS.  
 FOUNDATION/MOUNTING DETAILS SUBJECT TO ENGINEERING.  
 LOGO SIZE 33 1/4" X 120"  
 LETTER HEIGHTS 6 1/4" & 7 1/4"

**COLORS/MATERIAL**

| COLOR   | PMS    | MATERIAL SUGGESTION          |
|---------|--------|------------------------------|
| [Blue]  | 2935 C | -VINYL, TYPE TBD             |
| [Blue]  | 2727 C | -VINYL, TYPE TBD             |
| [Green] | 361 C  | -VINYL, TYPE TBD             |
| [Green] | 358 C  | -VINYL, TYPE TBD             |
| [White] | -      | ACRYLIC, TYPE TBD            |
| [Grey]  | -      | PAINT, MATHEWS BRUSHED ALUM. |



**CLIENT:** RENAISSANCE COMMERCE PARK  
**ADDRESS:** HIGHWAY 5 HAMBURG TURNPIKE, LACKAWANNA, NY 14218

**DATE:** 10/24/22  
**PROJECT:** BETHLEHEM STEEL-RENAISSANCE

| REVISION INFO: | DATE | DESCRIPTION OF REVISIONS          | BY |
|----------------|------|-----------------------------------|----|
| 0050300        |      | BRIEF DESCRIPTION OF WHAT CHANGES | DN |
| 102402         |      | UPDATES TO SPEC PER ENGINEERING   | GN |
|                |      |                                   |    |
|                |      |                                   |    |
|                |      |                                   |    |

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**SPECIFICATIONS**

1. W/4045 STEEL POST, EXTENDED 12" ABOVE CABINET
2. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 40" ABOVE CABINET
3. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 36" ABOVE CABINET
4. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 32" ABOVE CABINET
5. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 28" ABOVE CABINET
6. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 24" ABOVE CABINET
7. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 20" ABOVE CABINET
8. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 16" ABOVE CABINET
9. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 12" ABOVE CABINET
10. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 8" ABOVE CABINET
11. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 4" ABOVE CABINET
12. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 0" ABOVE CABINET
13. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 4" BELOW CABINET
14. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 8" BELOW CABINET
15. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 12" BELOW CABINET
16. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 16" BELOW CABINET
17. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 20" BELOW CABINET
18. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 24" BELOW CABINET
19. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 28" BELOW CABINET
20. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 32" BELOW CABINET
21. W/6220 INFILL STEEL FLANGE SIDE, EXTENDED 36" BELOW CABINET
22. W/4045 STEEL POST, EXTENDED 12" ABOVE CABINET

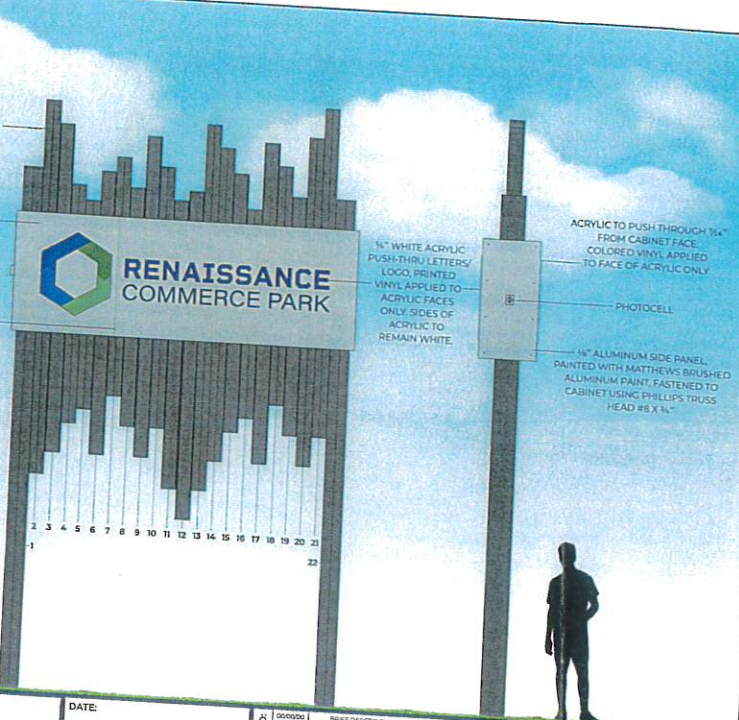
**COLORS/MATERIAL**

| COLOR         | PMS    | MATERIAL SUGGESTION            |
|---------------|--------|--------------------------------|
| [Blue]        | 3935 C | -VINYL, TYPE TBD               |
| [Light Blue]  | 2727 C | -VINYL, TYPE TBD               |
| [Green]       | 381 C  | -VINYL, TYPE TBD               |
| [Light Green] | 358 C  | -VINYL, TYPE TBD               |
| [White]       | -      | -ACRYLIC, TYPE TBD             |
| [Grey]        | -      | -PAINT, MATTHEWS BRUSHED ALUM. |

STEEL TO BE ASTM A588, 50 KSI, CORROSION-RESISTING (WEATHERING) PER STRUCTURAL STEEL NOTES ON SHEET 5001. STEEL TO ALLOW NATURAL ACIDIC COLORING OVER TIME. STEEL TO BE CUT TO VARIOUS LENGTHS/ROTATED BETWEEN FLANGE AND DEPTH SIDE (SEE LEFT) AND WELDED TOGETHER.

CABINETS WITH 1/4" ALUMINUM FACES PAINTED WITH MATTHEWS BRUSHED ALUMINUM PAINT. LOGO TO BE ROUTED OUT FROM FACES. FACES CHEMICALLY ADHERED TO ALUMINUM ANGLE USING LORDS 406-19 ADHESIVE.

SEAM IN CABINET FACE, BETWEEN LOGO AND TEXT, DUE TO LARGE SIZE OF CABINET FACE.



1/4" WHITE ACRYLIC PUSH-THRU LETTERS/ LOGO, PRINTED VINYL APPLIED TO ACRYLIC FACES. ONLY SIDES OF ACRYLIC TO REMAIN WHITE.

ACRYLIC TO PUSH THROUGH 1/4" FROM CABINET FACE. COLORED VINYL APPLIED TO FACE OF ACRYLIC ONLY.

PHOTOCELL

1/4" ALUMINUM SIDE PANEL, PAINTED WITH MATTHEWS BRUSHED ALUMINUM PAINT, FASTENED TO CABINET USING PHILLIPS TRUSS HEAD #8 X 1/4"



CLIENT: RENAISSANCE COMMERCE PARK  
 ADDRESS: HIGHWAY 5 HAMBURG TURNPIKE, LACKAWANNA, NY 14228

DATE: 10/24/22  
 PROJECT: BETHLEHEM STEEL-RENAISSANCE

| REVISION NO. | DESCRIPTION OF WHAT CHANGES      | BY |
|--------------|----------------------------------|----|
| 000000       | BEST DESCRIPTION OF WHAT CHANGES | GN |
| 102422       | UPDATES TO SPEC RES ENGINEERING  | GN |

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