



**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: 04/11/24

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

Application Fee:

Fee

       Land Use Variance

\$ 250.00

Zoning Law Appeal

\$ 250.00

Property Address: 734 Ridge Rd Lackawanna, NY 14218

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

Description of Action to be Appealed: Open up a barbershop.

cut hair and style hair. Requesting a variance

for four parking spots.

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.

Director of Development





**CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT**

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



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**City of Lackawanna Criteria for an Area Variance**

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

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

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
  - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
  - (3) whether the requested area variance is substantial;
  - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

Property Address 734 Ridge Rd

1. What facts support that the applicant cannot realize a reasonable return?

Considering factors like customer retention, marketing strategies, and service quality to maximize profits.

I have been a barber for over 4 years in Lackawanna with an overwhelming clientele. Staying in the area lowers risk of losing clientele. My social media brings in a lot of new clients from different areas every week.

2. Why should the ZBA determine the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood?

Lack of parking spots is a challenge! This inconvenience may discourage potential clients from visiting the barbershop. This can also lead to safety concerns. Also no parking goes against zoning regulations for the city.

3. Will the use variance, if granted, alter the essential character of the neighborhood?

A barbershop will alter the essential character of the neighborhood by increasing foot traffic which helps out surrounding businesses, attract more people from outside the community. It will also become a social spot creating relations which strengthens the bond between the barbershop and the community.

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 proposed area variance for ~~the~~ the barbershop is not expected to have any adverse effects on the physical or environmental conditions. It is important to improve accessibility and convenience for clients without causing any negative impact on the neighborhood.

5. Is the alleged hardship self-created?

No, parking spots will be a challenge the barbershop will face. Having no parking will create limited customer accessibility, safety concerns, and compliance issues which can lead to potential fines or legal issues.

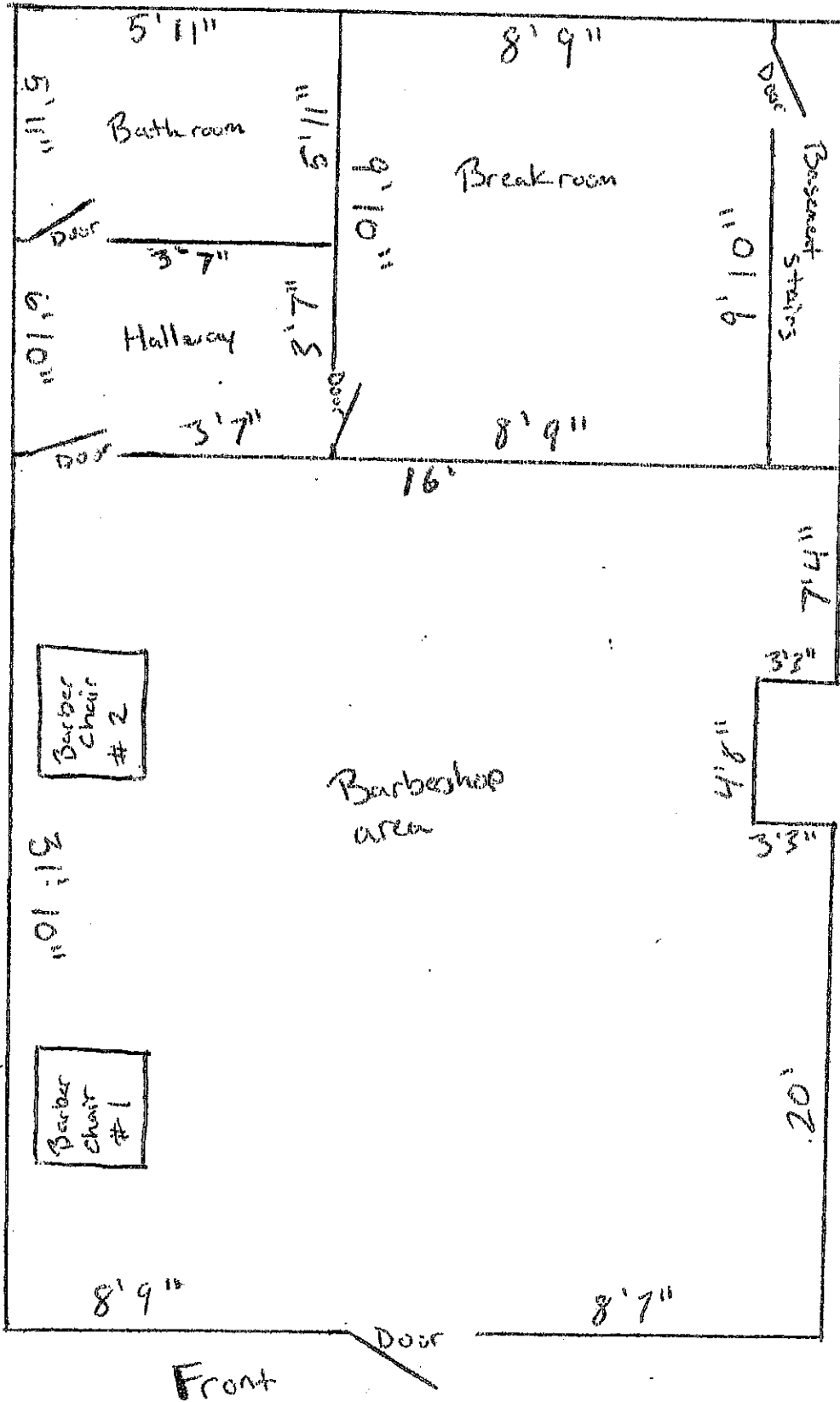


Sign Application and Print Name Below

Bryan Covey

734 Ridge rd  
Lockawanna, NY  
14218

# Against The Grain Barbershop





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 19, 2024

Bryan Covey  
28 Clemo St  
Buffalo, NY 14206

**Re:734 Ridge Rd**

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

Planning and Development Board

Zoning Board of Appeals

**Date:**

**Date: January 31, 2024**

**Time:**

**Time: 5:00pm**

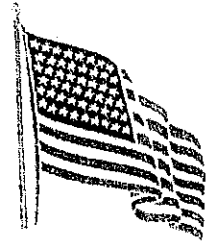
**City Council Chambers Room 241**  
**Lackawanna City Hall**

If you have any questions please feel free to call 827-6474 or 827-6421  
Boarding Neighbors



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

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Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION  
TO THE CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS

Date: 1/10/2024

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

Application Fee:

Fee

Land Use Variance  
 Zoning Law Appeal

\$ 250.00  
\$ 250.00

Property Address: 9 Cook St.

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

Description of Action to be Appealed: New 30 x 80  
pole barn to be constructed to  
run an auto detail business

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.

Director of Development



Ray Flis  
Name of Applicant

[Signature]  
Signature of Applicant

3386 Lake Shore Rd  
Address of Applicant Bladell 14219

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

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

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

Property Owner:

NAME: \_\_\_\_\_

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

\_\_\_\_\_

# 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: <span style="font-size: 1.2em;">New build / Auto Detail</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">9 Cook St. Lackawanna</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">Proposal to build 30x80 pole barn to run an Auto Detail Shop</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">Ray Flis</span>		Telephone: _____	
Address: <span style="font-size: 1.2em;">33810 Lake Shore Rd.</span>		E-Mail: _____	
City/PO: <span style="font-size: 1.2em;">Blasdell</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">14219</span>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

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

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

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

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

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

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

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

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

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

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

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)?

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

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

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

If Yes, describe:

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

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

If Yes, describe:

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

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

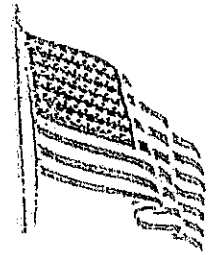
Applicant/sponsor name: Ray Flis Date: 1/10/24

Signature: [Signature] Title: Owner



**CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT**

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



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**City of Lackawanna Criteria for a Use Variance**

**(All applicants must answer questions below when a Use Variance is sought)**

The Zoning Board of Appeals may not grant a Use without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

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

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

Property Address: 9 Cook St

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?

The land is on a dead end  
+ nearby houses would not be bothered  
by construction or running of the business  
6 ft. privacy fence will be installed  
to keep from affecting surrounding area

K+R Auto Detail deals mostly with  
area dealerships + business to keep their fleets  
clean. There will be minimal private owners  
frequenting the area

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. This location is in need of a fresh start  
and the use variance will get this started.  
The property is owned by my family so  
a change of ownership would be a smooth  
transition for me.

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

The area variance is not substantial  
when considering the existing area

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

There will be no adverse effect or  
impact. It will ultimately create  
a cleaner area + will block area homes  
from the property + train tracks

- 
- 
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?

The alleged difficulty was NOT self-created but rather a desire to expand my business, create a new environment with much more high-tech to improve the quality work. Granting this area variance will bring a fresh clean environment to the neighborhood. I also plan to include charging stations for electric cars to give residents the option to buy electric vehicles + have a close station to charge

  
Sign Above, Print Name Below

Ray Flis



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 19, 2024

Ray Flis  
3386 Lake Shore Rd  
Blasdell, NY 14219

**Re:9 Cooke 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 31, 2024**

**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  
See attach sheet

James Mulqueen - 12 Cooke St

~~Brijeti Schroeder~~ - 22 Cooke  
 140 32-9560 Tonawanda

Brother's Property - 28 Cooke Creek Rd Clarence St  
 309 Stockridge St  
 BF10-14215

Khela John - 32 Cooke

Kathleen Szentesy - 34 Cooke

Borhan Ahmed - 11-15 Cooke 1351 Electric  
 Lack

John Susz - 17 Cooke

Dorothy Little - 23 Cooke

Judy Kaczka - 27 Cooke

Julie Johnson - 31 Cooke

Cheryl Sardin - 33 Cooke

Peter Schiari - 37 Cooke

Theodore Katra - '8 Edna Pl

~~Edward Matkuk~~ - '8 Edna Juana Davila

Dorothy Wright - 5 Edna

Jane Sawicki - 9 Edna

Edward Bender - 17 Edna





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: Ray Flis**

**Address: 9 Cooke St**

**In reference to: Construct new 20X80 pole barn to be used as auto detail shop**

You are entitled to appear at the public hearing scheduled for **1/31/24@ 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