



**CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT**

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



APPLICATION  
TO THE CITY OF LACKAWANNA  
PLANNING AND DEVELOPMENT BOARD

Date: 7/11/23

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

Site Plan Review

Filing Fee \$10.00

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

Property Address: 609 Ridge Rd

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

Description of Proposed Project: \_\_\_\_\_

Changing Hala International in to  
a community market Ltd. Market

Lauren Jednak  
Director of Development

APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Abraham Ahmed  
Name of Applicant

[Signature]  
Signature of Applicant

21 Rudolph PL - Leck  
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Izadeen Mohamed

Address: 609 Ridge Rd.

Lackawanna



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 20, 2023

Abraham Ahmed  
21 Rudolph Pl  
Lackawanna, NY 14218

**Re: 609 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: July 25, 2023**

**Date:**

**Time: 6:00 pm**

**Time:**

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

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

Boarding Neighbors  
Nancy Petricia — 605 Rdige



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. _____ | Variance           |
| 5. <input checked="" type="checkbox"/> | Zoning Law Appeals      |          |                    |

**Property owner: Abraham Ahmed**

**Address: 609 Ridge Rd**

**In reference to: Requesting to change Hala International into a community market**

You are entitled to appear at the public hearing scheduled for 7/25/23@ 6:00pm in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

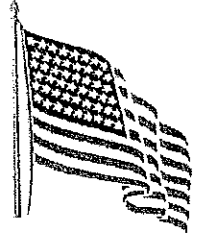
If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



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

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



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 4/13/23

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

Site Plan Review

- \_\_\_\_\_ Less than 0.5 acres
- \_\_\_\_\_ 0.5 to 1.0 acres
- \_\_\_\_\_ 1.0 to 2.0 acres
- \_\_\_\_\_ 2.0 to 5.0 acres
- \_\_\_\_\_ Greater than 5 acres
- \$ 400.00 plus \$100.00 per acres

Filing Fee \$10.00

- \$ 50.00
- \$ 200.00
- \$ 400.00
- \$ 400.00

\$ \_\_\_\_\_

- Special Use Permit
- \_\_\_\_\_ Development Plan Review

- \$ 500.00
- \$ 50.00

Property Address: 1458 Abbott Rd Lackawanna, Ny 14218

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

Description of Proposed Project: Display Storage Sheds

Lauren Jednak  
 Director of Development





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 20, 2023

Christopher McKeever  
11386 Fancher Hill Rd  
Cattaraugus, NY 14719

**Re: 1458 Abbott RD**

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

Planning and Development Board

Zoning Board of Appeals

**Date: July 25, 2023**

**Date:**

**Time: 6:00 pm**

**Time:**

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

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

Boarding Neighbors  
William Leonard-1446 Abbott Rd  
Karen Marie Bienko-17 Fernald Ave



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

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

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

**Property owner: Chris McKeever**

**Address: 1458 Abbott Rd**

**In reference to: Requesting to display storage sheds**

You are entitled to appear at the public hearing scheduled for 7/25/23@ 6:00pm in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

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

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA





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

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



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 11/2/22

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

Site Plan Review

Filing Fee \$10.00

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

Property Address: 33-43 Mulrourke Avenue

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

Description of Proposed Project: SITE PLAN REVIEW  
FOR ROOMING HOUSE

Lauren Jednak  
 Director of Development

Daniel J. Lewis  
Name of Applicant  
21 Villa Annais Dr.  
Cherkeburga  
Address of Applicant

Applicant's Email

Daniel J. Lewis  
Signature of Applicant

Applicant Phone No.

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

Property Owner:

NAME: Patless House Church

Address: PO Box 322  
279 Ingham Avenue

# Short Environmental Assessment Form

## Part I - Project Information

### Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

#### Part I - Project and Sponsor Information

Name of Action or Project: Potter's House Church of God in Christ

Project Location (describe, and attach a location map): Right Director's Resource Center

Brief Description of Proposed Action: 33-43 Hildebrand Avenue Lackawanna NY 14218

Single Room Housing

Name of Applicant or Sponsor: Potter's House Church of God in Christ Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: (P.O. Box 322) 279 Ingraham Avenue

City/PO: Lackawanna, NY 14218 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? NO YES

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? NO YES

If Yes, list agency(s) name and permit or approval:  NO  YES

3. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
 b. Total acreage to be physically disturbed? 1 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6 acres  
1 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:  
 5.  Urban  Rural (non-agriculture)  Industrial  Commercial  Residential (suburban)  
 Forest  Agriculture  Aquatic  Other(Specify):  
 Parkland

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

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

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

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

NO YES

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?  
If Yes,

NO YES

a. Will storm water discharges flow to adjacent properties?

NO YES

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

NO YES

NA

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

NO YES

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

NA


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

NO YES

NA

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

Applicant/sponsor/name: Daniel J. Lewis

Signature: Daniel J. Lewis 

Date: 10-27-22

Title: Pastor

Property Address 33-43 Hillside Ave

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

Further discussion is needed as to  
why this is not a criteria for use,  
of Variance

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?

This property is owned by  
Potters House Church of God in Christ  
PO Box 322  
279 Ingham Avenue  
Rockville, MD 14218

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

No

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 hardship self-created?

NA

Daniel J. Lewis, Pastor  
Daniel J. Lewis (Signature)  
Sign Application and Print Name Below



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 20, 2023

Daniel Lewis  
21 Villa Moraine Dr  
Cheektowaga, NY 14225

**Re: 33-34 Wilkesbarre**

**CC: George Halsey**

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

Planning and Development Board

Zoning Board of Appeals

**Date: July 25, 2023**

**Date:**

**Time: 6:00pm**

**Time:**

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

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

Boarding Neighbors  
Gregory gerwitz – 29 Wilkesbarre  
Nagla Banamah – 43 Lebanon  
Abdulla Nasr – 48 Bethlehem





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

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

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

**Property owner: Daniel Lewis**

**Address: 33-34 Wilkesbarre Ave**

**In reference to: Site plan review for rooming house**

You are entitled to appear at the public hearing scheduled for **7/25/23@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

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

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



PARKING CALCULATIONS:

SPACES REQUIRED AT 3 PER BEDROOM 6  
(12 x 2 = 6)  
SPACES PROVIDED 12

SITE CALCULATIONS:

TOTAL SITE AREA 15,000 SF  
GREEN SPACE (LAWN) 2,988 SF  
PERCENT GREEN SPACE 20%



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

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



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 6/8/2023

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

Site Plan Review

- Less than 0.5 acres
- 0.5 to 1.0 acres
- 1.0 to 2.0 acres
- 2.0 to 5.0 acres
- Greater than 5 acres
- \$ 400.00 plus \$ 100.00 per acres

Filing Fee \$10.00

\$ 50.00  
 \$ 200.00  
 \$ 400.00  
 \$ 400.00

\$ \_\_\_\_\_

- Special Use Permit
- Development Plan Review

\$ 500.00  
 \$ 50.00

Property Address: 717 Ridge RD, Lackawanna, NY, 14218

S.B.L. No. 142-38-3-17

Description of Proposed Project: Stain existing stone facade black, remove extraneous facade items, replace storefront window & door, new metal awning, new metal planter

Lauren Jednak  
 Director of Development

APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Seth Arman  
Name of Applicant

  
Signature of Applicant

25 Irving Place, Buffalo, NY  
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Remedy House, Inc., Andrew Trautman

Address: 429 Rhode Island St

Buffalo, NY

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Lauren Jednak  
Director of Development



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 20, 2023

Seth Amman  
25 Irving Place  
Buffalo, NY 14201

**Re: 717 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: July 25, 2023**

**Date:**

**Time: 6:00 pm**

**Time:**

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

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

Boarding Neighbors  
LMW1968 LLC-715 ridge  
Adolf Dev-727 Ridge



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

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

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

**Property owner: Seth Amman**

**Address: 717 Ridge Rd**

**In reference to: Requesting to stain existing stone façade black and replace windows**

You are entitled to appear at the public hearing scheduled for 7/25/23@ 6:00pm in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

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

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA

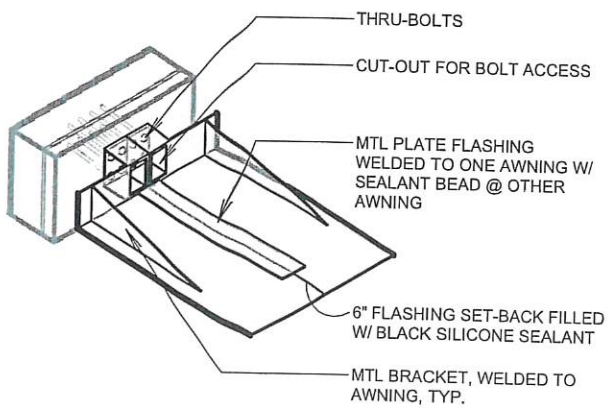




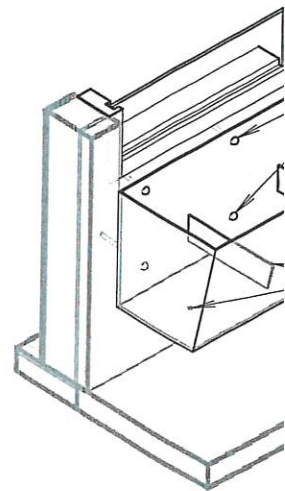
EXTERIOR VIEW



EXISTING FACADE



1 AWNING JOINT AXO DIAGRAM



2 PLANTER AXO DIA



APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Arthur Nowak  
Name of Applicant

126 Cleveland Ave  
Lackawanna, NY 14218  
Address of Applicant

Arthur Nowak  
Signature of Applicant

Applicant Phone No.

Owner

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

Property Owner:

NAME: Arthur Nowak

Address: 126 Cleveland Ave

Lackawanna, NY 14218

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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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>Private Garage Micro Gym</b>			
Project Location (describe, and attach a location map): <b>Middle of the block on Cleveland Ave between South Park Ave &amp; Electric Ave</b>			
Brief Description of Proposed Action: <b>Private, fully finished, insulated, soundproofed detached garage micro gym selling limited memberships. 1-3 members per time slot. 1-2 hours maximum.</b>			
Name of Applicant or Sponsor: <b>Arthur Nowak</b>		Telephor	
Address: <b>126 Cleveland Ave</b>		E-Mail	
City/PO: <b>Lackawanna</b>		State: <b>NY</b>	Zip Code: <b>14218</b>
1. Does the proposed action <b>only</b> 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"/>
2. Does the proposed action <b>require</b> a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the <b>site</b> of the proposed action? <b>22.20' x 22.21' garage</b> acres			NO <input checked="" type="checkbox"/>
b. Total acreage to be <b>physically</b> disturbed? <b>22.20' x 22.21' garage</b> acres			YES <input type="checkbox"/>
c. Total acreage (project <b>site</b> and any contiguous properties) owned or controlled by the <b>app</b> licant or project sponsor? <b>100' x 60' lot</b> acres			
4. Check all land uses that <b>occur</b> 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

NO YES

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

NO YES

NO YES

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

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

NO YES

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

NO YES

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

NO YES

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

NO YES

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

Applicant/sponsor/name: Arthur Nowak

Signature: Arthur Nowak

Date: 2/10/23

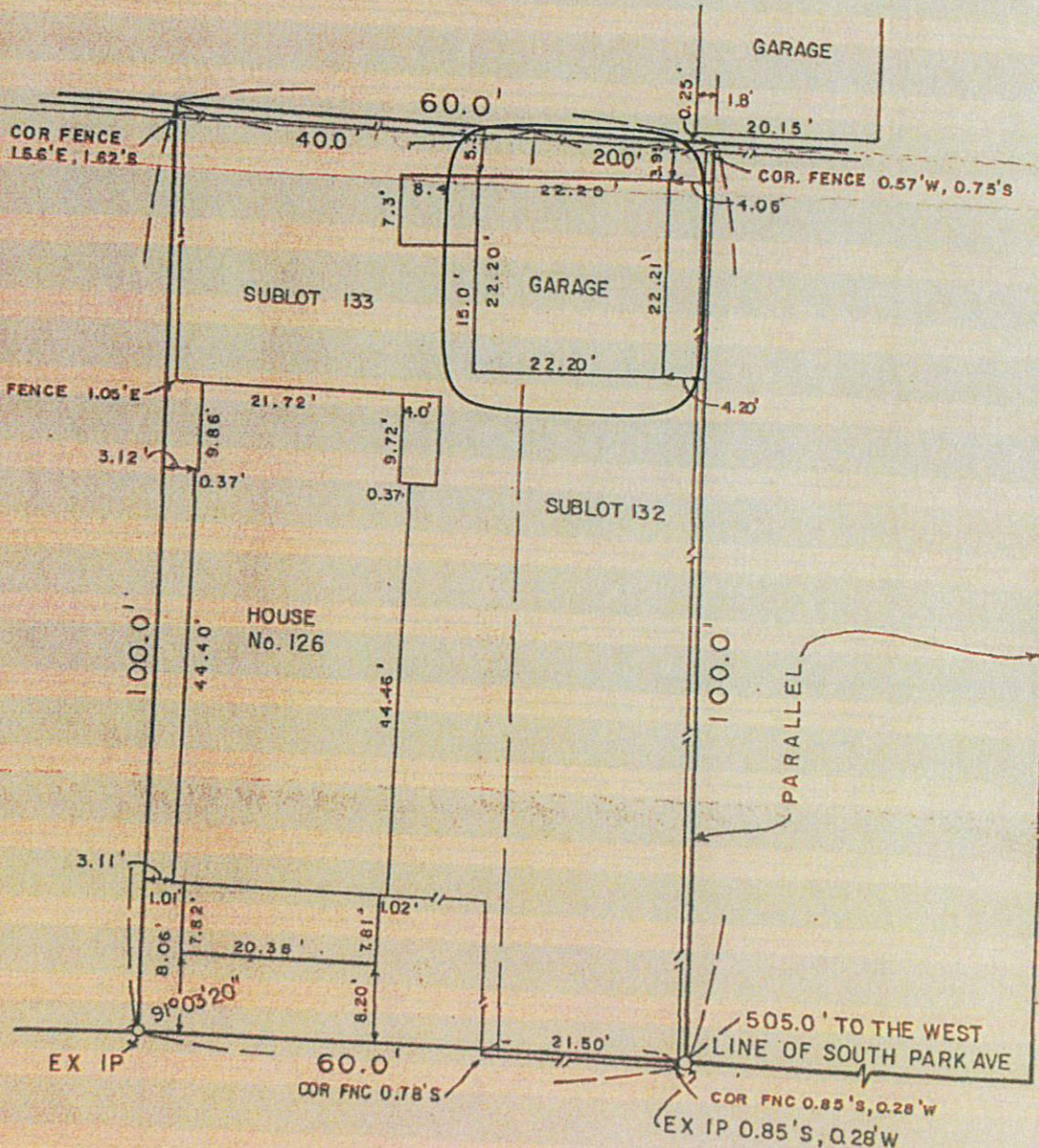
Title: Business Owner

PRINT FORM



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



CLEVELAND (50' WIDE) AVENUE

SOUTH PARK AVENUE (66' WIDE)



6:43



AA Q nys law handicap business size



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The Americans with Disabilities Act, the New York State Human Rights Law, and the Rehabilitation Act of 1973 require employers, generally those with **fifteen (15) or more employees**, to provide reasonable accommodations to the known physical or mental limitations of otherwise qualified applicants or employees with ...

<https://dol.ny.gov/access-individu...>

Access for Individuals with Disabilities | Department of Labor - NY.gov

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# Private Clubs Under the Americans with Disabilities Act

The purpose of this document is to explain when and how the Americans with Disabilities Act (ADA) applies to private membership clubs.

## A General Definition of Private Clubs

Private membership clubs are organizations that generally have some meaningful conditions for membership, with operations often controlled by the membership, and whose facilities and activities are only open to members and their guests. Private clubs are often formed for social or recreational purposes, to promote common causes, or to associate with others who share similar viewpoints or values.

A private club has the right of “expressive association,” protected under the First Amendment to the Constitution, which means the club is allowed to exclude individuals who do not represent its expressed viewpoints or principles. This enables a private club to maintain a cohesive and consistent message to both its members and the public.

## Title III of the ADA: Public Accommodations

### What does Title III of the ADA cover?

Title III covers private businesses that own, lease, lease to, or operate any of twelve types of “places of public accommodation.” Examples include hotels, restaurants, theaters, shopping centers, banks, museums, zoos, day care centers, private schools, and health spas. Title III also covers private businesses that offer classes or tests related to applications, licensing, certification, or credentialing for secondary or post-secondary education, professional, or trade purposes. Examples include the GED, SAT, GRE, LSAT,





## Private Clubs Under the ADA

and MCAT tests, as well as classes designed to prepare students to take these examinations.

Title III addresses disability-based discrimination, including ensuring access to goods and services, making reasonable policy modifications, and communicating effectively with individuals who have vision, hearing, or speech disabilities.

### What is considered a private club under Title III?

Courts, in deciding whether an organization is truly a private club, have considered factors such as:

- The degree to which members control club operations
- The selectivity of the membership process
- Whether substantial membership fees are charged
- Whether the organization is operated on a nonprofit basis
- To what extent the facilities are open to the public
- To what extent the club receives public funding
- Whether the club was created specifically to avoid compliance with civil rights laws

### Are private clubs covered under Title III?

No. Private membership clubs do not have to comply with ADA regulations except when they open their facilities to the general public.

### When is a private club covered under Title III?

Many organizations that meet the criteria of a private membership club may hold events that are open to the general public. Clubs may hold such events to promote their views, raise funds for a charitable cause, or recruit potential members. A club may lose its exemption on a temporary basis; for example, if an organization holds a charitable fundraiser, opening its facility and selling foods and beverages to the general public for one evening every five years, it may only be subject to Title III for the purposes of that specific event.

The nature and frequency of such activities, however, may affect the organization's status as a private club. The Department of Justice provides



## Private Clubs Under the ADA

this example: If a fraternity hosts one event a year that is open to the public, a temporary ramp may be sufficient to make the area accessible. But, if the fraternity hosts several such events during the course of a year, it may be obligated to construct a permanent ramp.

### **Are fraternities and sororities exempt from Title III?**

Fraternities and sororities, owned or operated by a private post-secondary school that is itself covered by Title III, would be covered because they would be considered part of the school. Similarly, fraternities and sororities owned or operated by a public institution (a state or local government school like a state university or a community college) would be covered by Title II of the ADA, which addresses state and local government institutions.

However, if a fraternity or sorority is independent:

- It is exempt from Title III if it does not conduct any of the activities covered by Title III.
- Even if the organization does conduct an activity that would typically be covered by Title III, it is exempt if it meets the criteria of a private membership club. For example, if a sorority operates a café in its facility, but the café is only open to members and the sorority meets other criteria of a private club, both the café and the sorority as a whole are exempt. On the other hand, if the café is open to the general public, it is covered by Title III, while other sorority facilities and activities may remain exempt.

### **What if a private club rents space to a public accommodation?**

The private club would lose its exemption, but only in relation to the place of public accommodation. For example, if the club rents space to a private day care center that is open to the general public, the club would be covered by Title III as the day care center's landlord. The club's obligations might include things like improving structural access in existing spaces used by the day care center.



## Private Clubs Under the ADA

### What's in a name?

It's important to note that the names of organizations or facilities do not necessarily indicate their status as private membership clubs. Many businesses have the word "club" in their names, but they are not at all private. Membership may be required to use the facilities or services, but joining may simply involve paying a minimal fee, with little or no other selection criteria or limitations. Membership is really open to the general public. There are many fitness facilities, golf courses, restaurants, stores, and other businesses that are called "clubs," but that are not the kind of truly private membership clubs that are exempt from the ADA.

### Title I of the ADA: Employment

Title I of the ADA addresses discrimination against qualified job applicants and employees with disabilities.

### What is considered a private club under Title I?

The U.S. Equal Employment Opportunity Commission (EEOC) regulates Title I of the ADA, and defines a private membership club as a nonprofit organization, other than a labor organization (commonly called a union), that meets certain criteria. In determining whether an organization is truly private and has meaningful conditions of limited membership the EEOC considers factors such as:

- How or to what extent the club is controlled or owned by the membership
- The extent to which facilities and services are limited to members and their guests
- Whether or how the organization solicits members or promotes the use of its facilities or services by the general public
- The size of the membership and whether there are limits on the size of the membership
- Membership eligibility requirements





## Private Clubs Under the ADA

The EEOC provides the following examples to show how the factors are applied.

- Golf Club A was founded to promote the popularity of golf as a recreational activity. It has 200 members, who provide all operating revenue, and operates as a non-profit entity. Members of Golf Club A have free use of the organization's facilities, including the golf course, health spa, meeting rooms, and cafeteria. Nonmembers may only use the facilities at the request and in the presence of a member. Applicants for membership to Golf Club A must be at least 25 years of age, have an undergraduate degree, and know at least five current members. Applicants must be nominated by a current member, who must explain the reason the applicant should be admitted for membership. Most but not all applicants have been admitted. Golf Club A qualifies as private membership club and is exempt from title I of the ADA.
- Golf Club B was founded for the same purpose and operates their club the same way. Members of Golf Club B also have free use of the organization's facilities, but nonmembers may use the facilities simply by paying a fee. The only membership limitation is that applicants to Golf Club B need only know one current member. The club has admitted all applicants for membership. Golf Club B has not established that it is private, nor that it has meaningful conditions of limited membership; therefore, it is not a private membership club.

### **Are private clubs covered by the employment requirements of Title I of the ADA?**

Private clubs are exempt from Title I of the ADA, like Golf Club A from the examples above. Organizations like Golf Club B, which do not meet the criteria for exemption, would be covered by Title I as long as they have at least 15 employees.

### **Are labor unions considered private clubs?**

No, unions are generally covered by Title I if they have at least 15 members or if they operate a hiring hall which procures employees for a covered employer.

## **Other Laws**

### **Federal funding and the Rehabilitation Act**

Section 504 of the Rehabilitation Act applies to any agency, organization, or business that receives federal funding. The provisions of Section 504 are essentially the same as those of the ADA, so federal funding recipients, even if they are exempt from the ADA, are subject to the full range of requirements that address disability-based discrimination. Such organizations must ensure access to goods and services, make reasonable policy modifications, and communicate effectively with individuals who have vision, hearing, or speech disabilities.

### **Facility access and building codes**

State and local building codes usually apply to all types of buildings, including many types not covered by the ADA. Building codes typically include accessibility requirements, which are often similar to those found in the ADA Standards for Accessible Design, but are not necessarily exactly the same. Some state or local building codes have accessibility requirements that are greater or more specific than those found in the ADA.

The application of building codes is commonly triggered by new construction and certain types of alterations. Some code requirements may be triggered by other activities, such as changing the use of a building from one type to another (for example, converting an old factory into a private membership club's meeting space).

It is important for those undertaking construction, alterations, or facility management to check into all requirements that may apply to their activities, including state and local codes, licensing requirements, or other federal laws. Where laws or codes overlap, the most stringent provisions – those that are the strictest or require the greatest level of access – must be applied.



## Private Clubs Under the ADA

Content was developed by the ADA National Network and is based on professional consensus of ADA experts.



**ADA National Network**

<http://www.adata.org/>

The contents of this factsheet were developed under a grant from the National Institute on Disability, Independent Living, and Rehabilitation Research (NIDILRR grant number 90DP0086). NIDILRR is a Center within the Administration for Community Living (ACL), Department of Health and Human Services (HHS). The contents of this factsheet do not necessarily represent the policy of NIDILRR, ACL, HHS, and you should not assume endorsement by the Federal Government.

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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.  Variance
- 5.  Zoning Law Appeals

**Property owner: Arthur Nowak**

**Address: 126 Cleveland Ave**

**In reference to: Requesting private detached garage micro gym**

You are entitled to appear at the public hearing scheduled for 7/25/23@ 6:00pm in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

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

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



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

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



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 07/10/2023

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

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

Property Address: 1361 Abbott Road, 1265 Ridge Road & 1271 Ridge Road Lackawanna, NY

S.B.L. No. 142.07-4-19 & 142.07-4-17 & 142.07-4-18

Description of Proposed Project: This project proposes the demolition of the existing buildings to facilitate the construction of a +/- 2,100 SF Taco Bell Restaurant with drive through.

In addition, associated site access, grading, drainage, lighting, landscaping and utility improvements are also proposed. In addition, the three tax lots noted above are proposed to be combined into one +/- 0.58 acre lot

Lauren Jednak  
 Director of Development

APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Quick Service Realco, LLC.

Name of Applicant

1141 Overbrook Road Suite 400  
Leaswood KS, 66211

Address of Applicant

Applicant's Email

*Kenneth Shaw*

Signature of Applicant

Applicant Phone No.

Applicant

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

Property Owner:

NAME: Sunoco Retail, LLC.

Address: 8111 Westchester

Dallas, TX 75225

---

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.

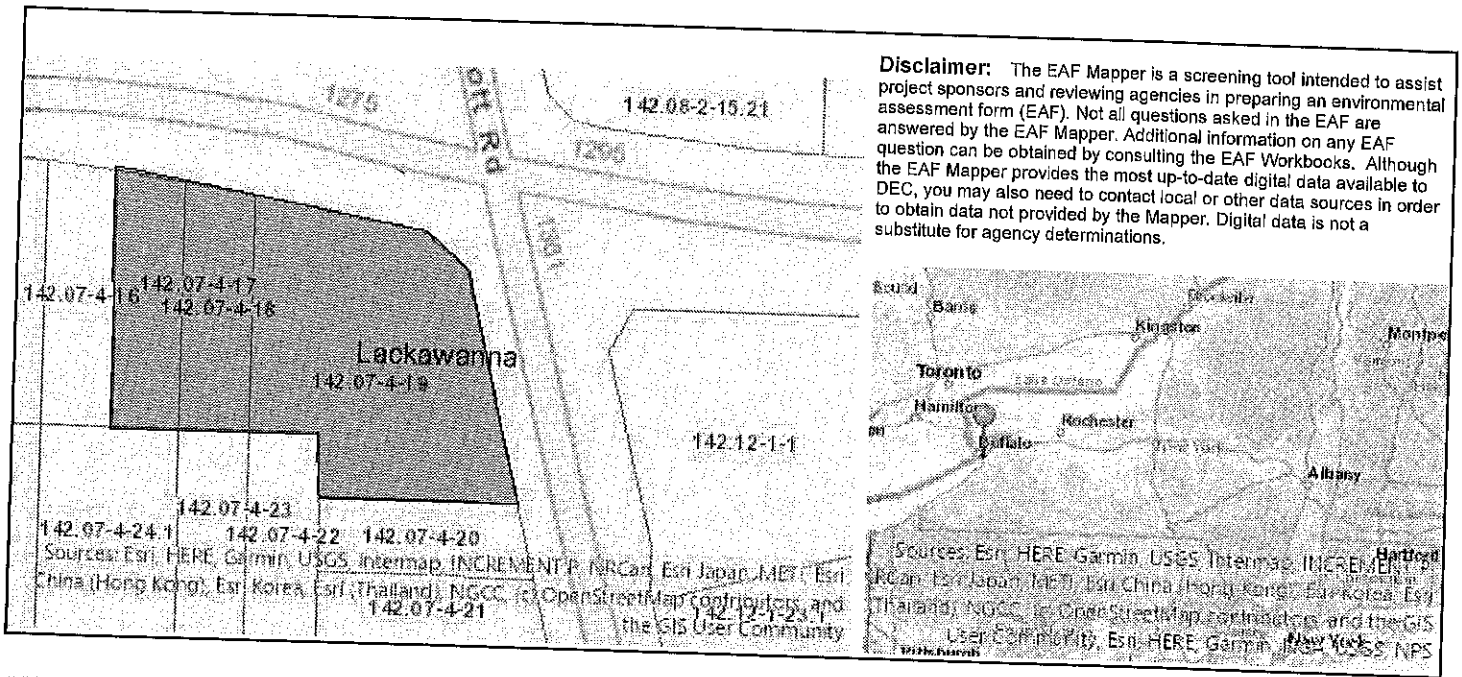
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 -- Project and Sponsor Information</b>			
Name of Action or Project: Lackawanna Abbott & Ridge Taco Bell			
Project Location (describe, and attach a location map): 1361 Abbott Road & 1265 & 1271 Ridge Road, Lackawanna, NY (Tax IDs: 142.07-4-19, 142.07-4-17 & 142.07-4-18)			
Brief Description of Proposed Action: This project proposed the demolition of the existing buildings within the site area and combination of existing tax parcels to facilitate the construction of a new +/- 2,100 SF Taco Bell Restaurant with drive through. In addition, associated site access, grading, lighting, landscaping and utility improvements are also proposed.			
Name of Applicant or Sponsor: Quick Service RealCo, LLC		Telephone: E-Mail:	
Address: 1141 Overbrook Road, Suite 400			
City/PO: Leaswood		State: KS	Zip Code: 66211
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.713 acres b. Total acreage to be physically disturbed? _____ 0.713 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.713 acres			NO <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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

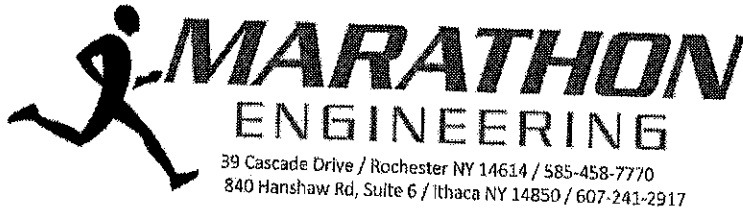
5. Is the proposed action,	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. A permitted use under the zoning regulations?				
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation services available at or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" 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? If the proposed action will exceed requirements, describe design features and technologies: The project meets the state energy code requirements.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	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 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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input 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:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO YES
		<input checked="" type="checkbox"/> <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO YES
If Yes,		<input type="checkbox"/> <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input type="checkbox"/> <input checked="" type="checkbox"/>
If Yes, briefly describe:		
The project will collect and direct runoff to the existing storm sewer systems along Abbott and Ridge Roads.		
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:		<input checked="" type="checkbox"/> <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		NO YES
If Yes, describe:		<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Quick Service RealCo, LLC</u>		Date: <u>7-6-2023</u>
Signature: <u>Kenneth Shaw</u>		Title: <u>Construction Manager</u>

**PRINT FORM**



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



July 7, 2023

City of Lackawanna  
714 Ridge Road  
Lackawanna, NY 14218  
Attn: Scott Hayes – Code Enforcement Officer

Re: Taco Bell Restaurant –Site Plan Review Application  
1361 Abbott Road & 1265 & 1271 Ridge Road (Tax ID's 142.07-4-19, 142.07-4-17 & 142.07-4-18)  
City of Lackawanna, NY 14218

Dear Scott,

On behalf of our client, Quick Service RealCo, LLC, we are pleased to submit this letter and enclosed information to initiate the City of Lackawanna's Site Plan review process for the above project.

This project proposes to demolish existing site features to facilitate the construction of a  $\pm 2,100$  SF restaurant with drive through. In addition, associated site access, drainage, utility, lighting, and landscaping improvements are also proposed.

In addition to the proposed site improvements, the three tax lots noted above will be combined to form one lot encompassing  $\pm 0.58$  acres.

Vehicular access to the site is currently provided by one full-access driveway to Abbott Road and another full-access driveway to Ridge Road. Both driveways will be reconstructed to provide full-access driveways as shown in the enclosed plans. Right of way work permits from Erie County Department of Transportation and the City of Lackawanna will be required for the driveway reconstruction work.

Lastly, the proposed site layout results in the need for area variance approval by the City of Lackawanna's Zoning Board of Appeals (ZBA) for parking in the front yard where parking in the front yard is not allowed. Our team will be submitting an Area Variance application to the ZBA under separate cover.

So the City of Lackawanna may initiate their Site Plan review process for the proposed project, we are providing the following:

- This Letter – 10 copies
- Planning Board Application – 10 copies
- Short Form Environmental Assessment Form (SEAF) – 10 copies
- Site Development Plans (11x17) – 10 copies
- Color Architectural Elevations Perspectives (11x17) – 10 copies
- Color Architectural Perspectives (11x17) – 10 copies

Taco Bell Restaurant – Planning Board Submittal  
1361 Abbott Road & 1265 & 1271 Ridge Road  
City of Lackawanna

7/07/23

- Black and White Architectural Elevations (11x17) – 10 copies
- Architectural Floor Plans (11x17) – 10 copies
- Site Plan Review Fee Payment (\$200.00 check)
- Development Plan Review Fee Payment (\$50.00 check)

We respectfully request that this project be scheduled to appear before the City of Lackawanna's Planning Development Board at their regularly scheduled meeting on July 25<sup>th</sup>, 2023. Our team looks forward to working with the City of Lackawanna through the review/approval process for this project. Please do not hesitate to contact our office if you have any questions or need additional information.

Respectfully submitted,

Ryan Jordaens, EIT  
Marathon Engineering

cc: Ken Shaw – Quick Service RealCo, LLC



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 20, 2023

Kenneth Shaw

1141 Overbrook Road Suite 400

Leaswood, KS 66211

**Re: 1361 Abbott and 1265,1271 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: July 25, 2023**

**Date:**

**Time: 6:00 pm**

**Time:**

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

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

Boarding Neighbors

Walid Salem Alsalahi- 1365 Abbott

Ronald Basalyga-1261 Ridge



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

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

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

**Property owner: Kenneth Shaw**

**Address: 1361 Abbott Rd**

**In reference to: Propose demolition of existing building to construct a Taco Bell**

You are entitled to appear at the public hearing scheduled for **7/25/23@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

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

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA