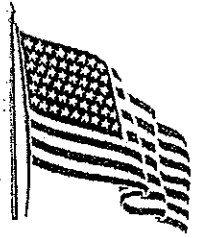




**CITY OF LACKAWANNA**  
**DEPARTMENT OF DEVELOPMENT**

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: 6-29-23

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

Application Fee:

Fee:

2 Land Use Variance  
 Zoning Law Appeal

\$ 250.00  
 \$ 250.00

Property Address: 189 Centre st

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

Description of Action to be Appealed: Need a parking Variance  
for 2 spots to open a store and 3 spots  
for existing apartment for a total  
of 5 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.

Lauren Jednak  
 Director of Development

Hector Nieves  
Name of Applicant

[Signature]  
Signature of Applicant

189 center st  
Address of Applicant

[Blank]  
Applicant Phone No.

[Blank]  
Applicant's Email

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

Property Owner:

NAME: WNY SNOW PROPERTIES LLC

Address: 189 center st

Lackawanna NY 14218

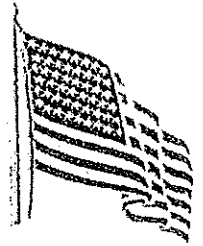
---

Lauren Jednak  
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



**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

5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

No

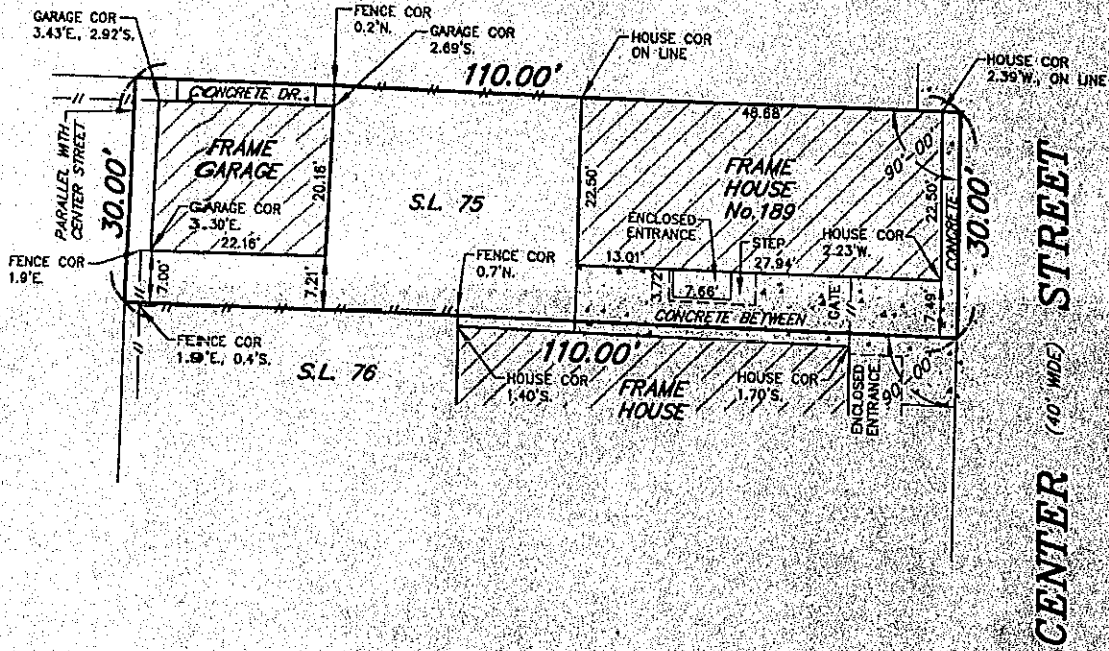


Sign Above, Print Name Below

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

Proposed Stone  
21' x 9'  
2 apartments  
2 spots on site

SAND STREET (47.33' WIDE) CENTER STREET (60' WIDE)



S.L. 75 ~ MAP COVER 746

PART OF L 29 S T 10 R 8 OF THE BUFFALO CREEK RESERVATION  
VILLAGE OF LACKAWANNA CITY/TOWNSHIP OF LACKAWANNA COUNTY OF ERIE STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION	DESCRIPTION

**KHEOPS**  
ARCHITECTURE, ENGINEERING & SURVEY, INC.

500 Pearl Street, Suite 500  
Buffalo, New York 14202  
P: 716.849.8739  
F: 716.856.0981  
WWW.KHEOPSPC.COM

DRAWN BY GEM SCALE 1"=20' JOB NO. 23NY050  
CHECKED BY DRH FIELD DATE 2/20/23  
CAD FILE 188 CENTER-22944 OFFICE DATE 2/23/23  
BOOK 180 PAGE 112 MAP 22944

SBL No. 142/23-6-7



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

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



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 ZONING BOARD OF APPEALS

Date: 7/10/23

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

Application Fee:

Land Use Variance  
 Zoning Law Appeal

Fee

\$ 250.00  
 \$ 250.00

Property Address: 1970 Abbott Rd

S.B.L. No. 4420 142.20-2-18

Description of Action to be Appealed: A 40' x 60' x <sup>12'</sup>12' post frame building used as recreational personal use garage

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

Nicholas Gardo  
Name of Applicant

[Signature]  
Signature of Applicant

~~1977~~ 1960 Abbott Rd  
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Sam Gardo  
Address: 1960 Abbott Rd  
Lockawana NY



**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: 1970 Abbott Rd

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 undesirable change in character will be made and there will be no detriment as the only adjacent property at 1960 Abbott (my parents house) will receive a garage for them to use as well as a sound barrier from the I-90

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. Main cause of needing a variance is the code that stipulates I cannot build closer to the road than the pre-existing structures. If built in line with 1960 the garage would be too small to be useful for the cost.

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

yes.

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

No

5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

No

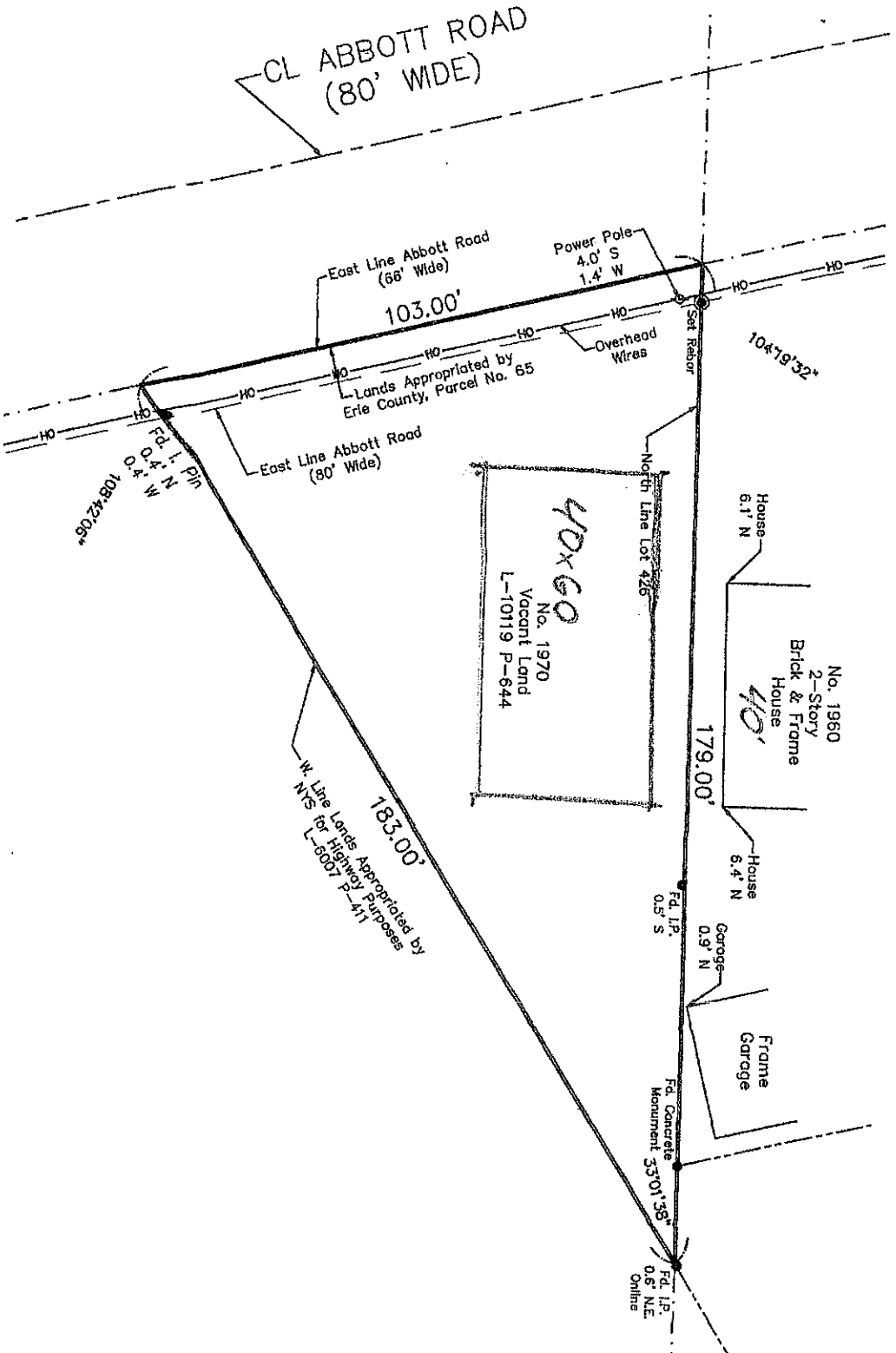
*Nicholas Cardo*

Sign Above, Print Name Below

Nicholas Cardo

# SURVEY

1970 ABBOTT ROAD  
LACKAWANNA, NEW YORK



ESTED BY: Christopher J. Typpak, Esq.

GENZEL LAND SURVEYING, P.C. © 2019  
33 COLE ROAD COLDEN, NEW YORK 14033  
(716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

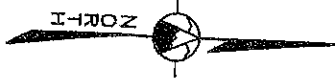
ICE & SNOW WATER AT THE TIME OF THIS SURVEY THERE WAS A CONSIDERABLE AMOUNT OF SNOW AND ICE ON THE GROUND PRESENTING THE NECESSARY APPROVEMENTS. ENCROACHMENTS MAY EXIST THAT WOULD OTHERWISE BE SHOWN.

ADDRESS: 1970 ABBOTT ROAD, LACKAWANNA NEW YORK  
DATE OF SURVEY: 12/12/19 DATE OF MAP: 12/12/19  
SURVEY REFERENCE: LIBER-10119 PAGE-844

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

LEGAL PART OF LOT 426, T-10, R-7 OF THE SURFACED CREEK RESERVATION, TOWN OF LACKAWANNA, ERLE COUNTY, NEW YORK STATE. NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY EXCEPT AS SHOWN.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION



1" = 30'

*Handwritten signature*

CL ABBOTT ROAD  
(80' WIDE)

East Line Abbott Road  
(66' Wide)  
103.00'

Power Pole  
4.0' S  
1.4' W

Lands Appropriated by  
Erie County, Parcel No. 65

East Line Abbott Road  
(80' Wide)

108°42'08"  
104°19'32"

No. 1970  
Vacant Land  
L-10119 P-644

North Line Lot 426

House  
6.1' N

No. 1960  
2-Story  
Brick & Frame  
House

179.00'

House  
6.4' N

Fd. I.P.  
0.5' S

Garage  
0.9' N

Frame  
Garage

Fd. Concrete  
Monument 33'01"58"

Fd. I.P.  
0.8' NE  
Offline

REQUESTED BY: Christopher J. Tyrpak, Esq.

GENZEL LAND SURVEYING, P.C. © 2019  
7033 COLE ROAD  
COLDEN, NEW YORK 14033  
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

ICE & SNOW NOTE:  
AT THE TIME OF THIS SURVEY THERE WAS A CONSIDERABLE AMOUNT OF  
SNOW AND ICE ON THE GROUND HINDERING THE LOCATION OF SURVEY  
POINTS. ENCROACHMENTS MAY EXIST THAT WOULD OTHERWISE BE  
SHOWN.

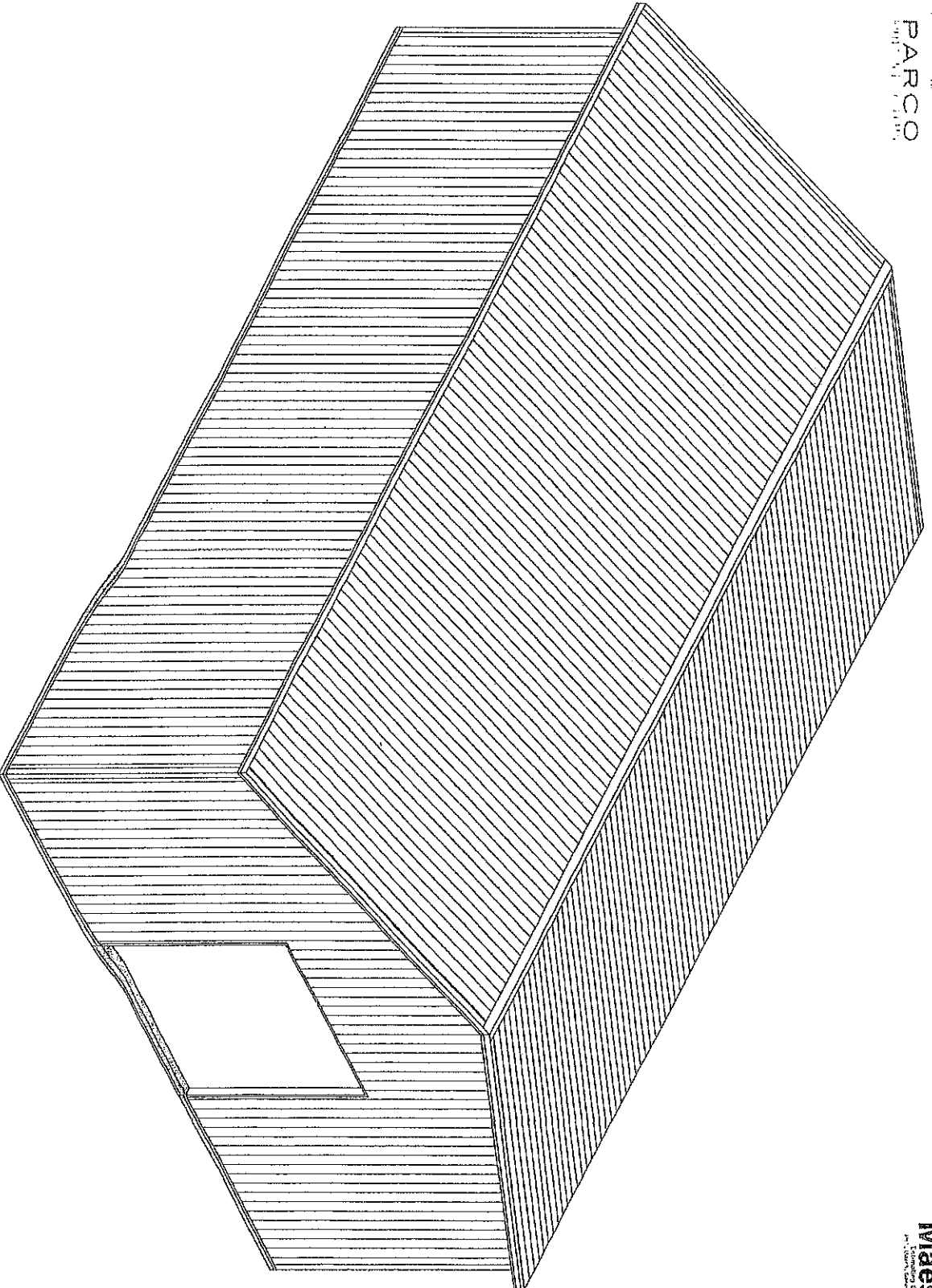
ADDRESS: 1970 ABBOTT ROAD, LACKAWANNA, NEW YORK  
DATE OF SURVEY: 12/12/19 DATE OF MAP: 12/12/19  
SURVEY REFERENCE: USBR-10119 PAGE-644

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN  
ABSTRACT OF TITLE AND IS SUBJECT TO ALL RIGHTS OF FACTS  
THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

LEGAL PART  
NO PROPERTY  
RESERVATION  
AS SHOWN.

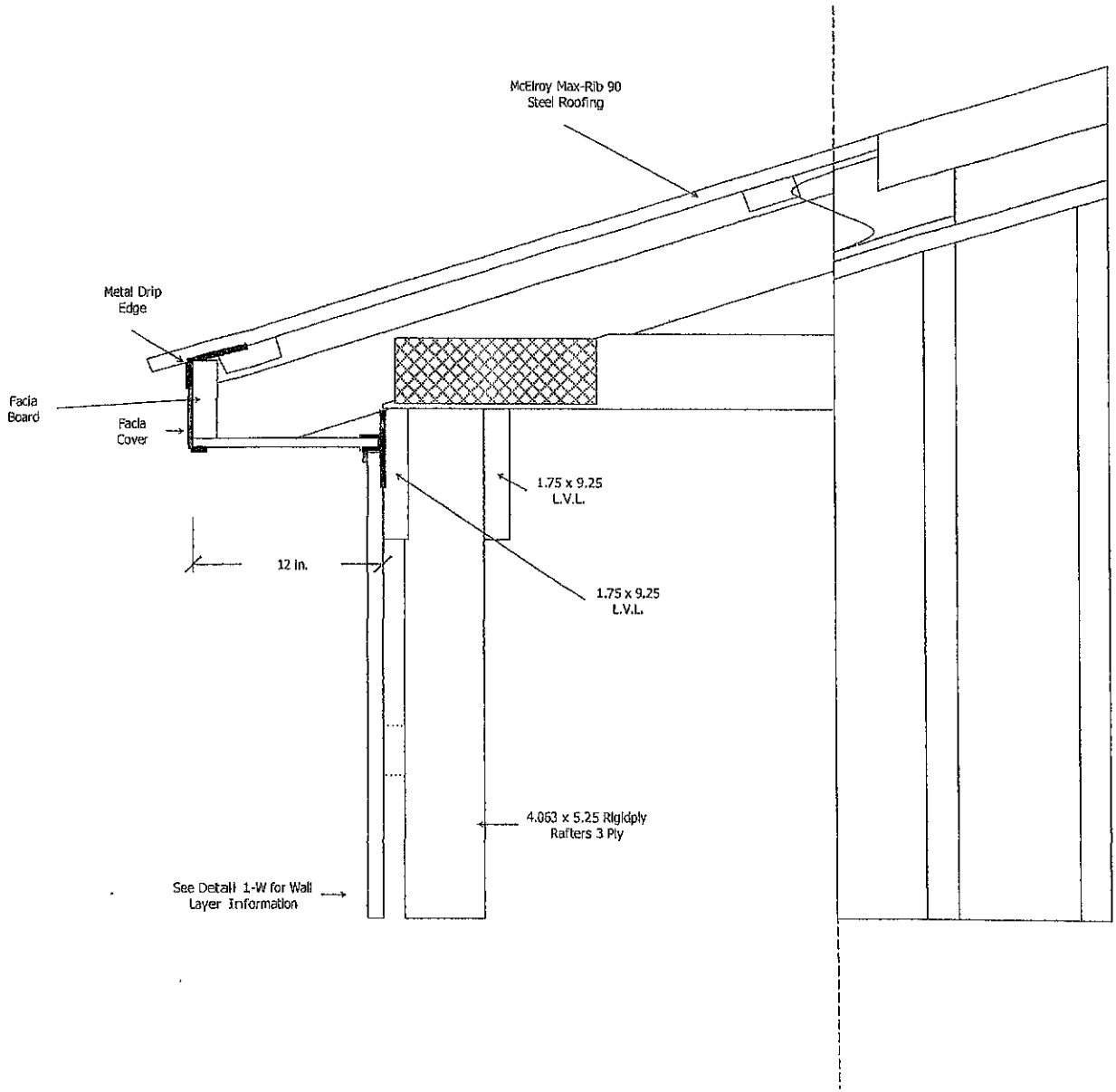
UNAUTHORIZED  
BEARING A 11  
SECTION 7211

PARCO  
S.p.A. - Via ...



VOITUR  
**Maes**  
S.p.A. - Via ...

"Nick Garbo  
Estimate Number: 8157  
5/22/2023"

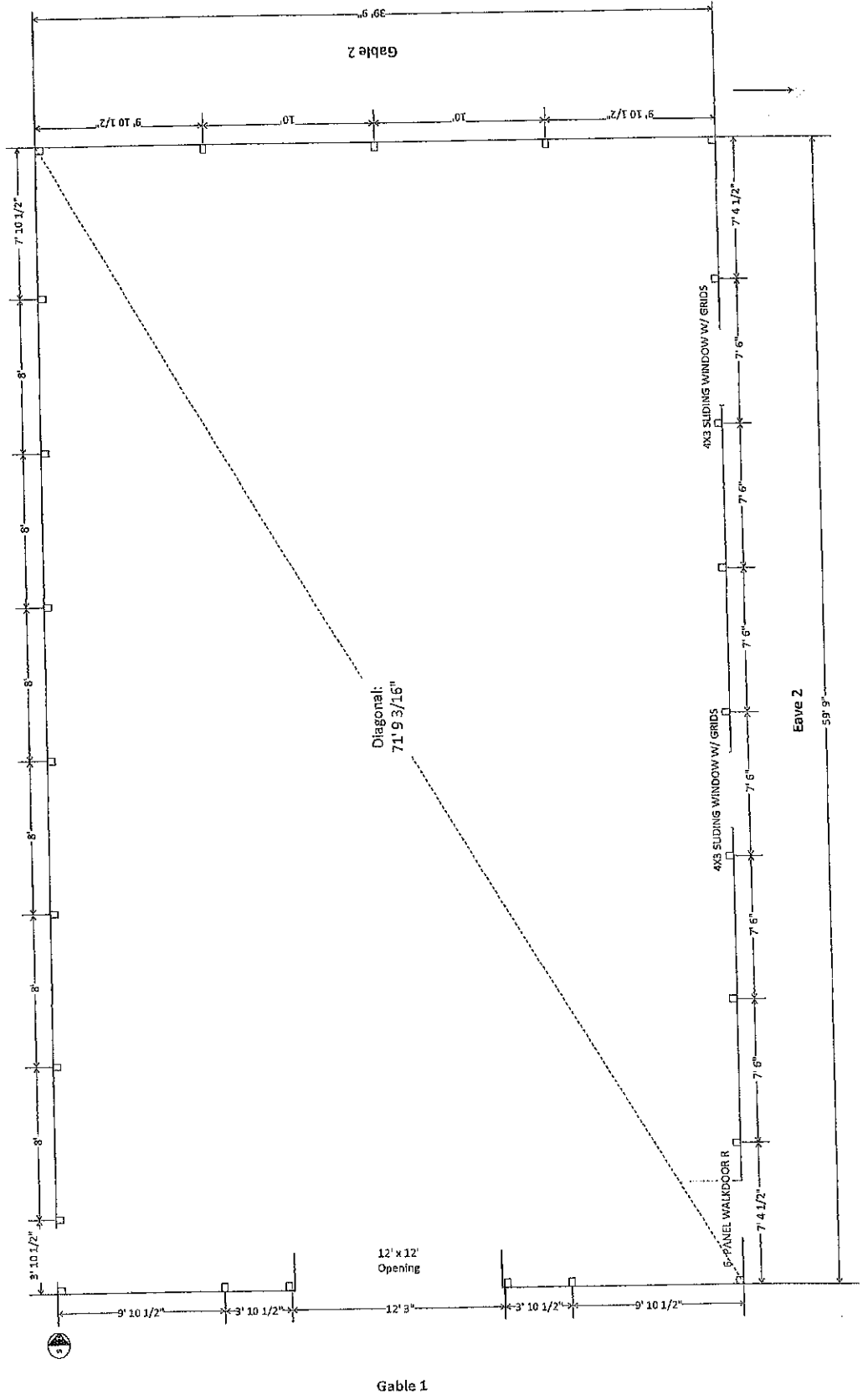


"Nick Gardo  
 Estimate Number: 6157  
 5/22/2023"

POLE LAYOUT

Personal Use, 2400 sq. ft.

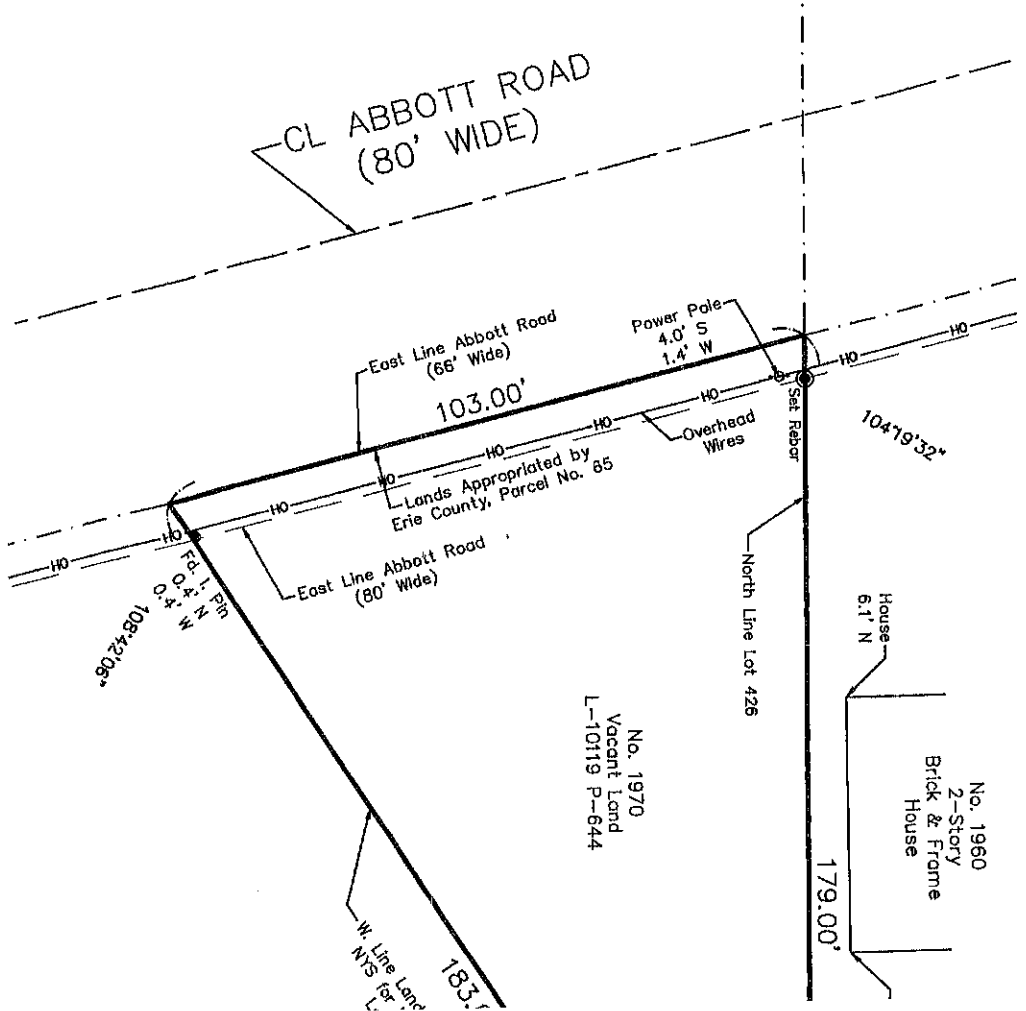
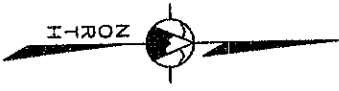
Eave 1



THIS MAP VOID UNLESS ENDORSED  
WITH NEW YORK STATE LICENSED  
LAND SURVEYOR'S SEAL AND SIGNATURE

*Handwritten signature*

1" = 30'



REQUESTED BY: Christopher J. Tyrpak, Esq.

GENZEL LAND SURVEYING, P.C. © 2019

7033 COLE ROAD  
COLDEN, NEW YORK 14033  
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM  
JOB NO. 6553 DATE: 12/12/19 DWN. BY: DJK





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: 6/17/23

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

Application Fee:

Land Use Variance  
 Zoning Law Appeal

Fee

\$ 250.00  
\$ 250.00

Property Address: 28 W. Elmview

S.B.L. No. 142.11-5-4

Description of Action to be Appealed: Erect fence 8' in height and shed within 5 feet of property line.

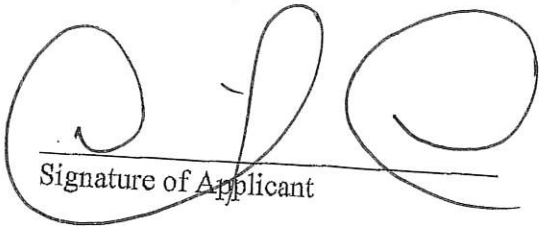
APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Lauren Jednak  
Director of Development

Araif Ali  
Name of Applicant

20 W. Elmview, Lackawanna, Ny 14218  
Address of Applicant

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



\_\_\_\_\_  
Signature of Applicant

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

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

Property Owner:

NAME: Araif Ali

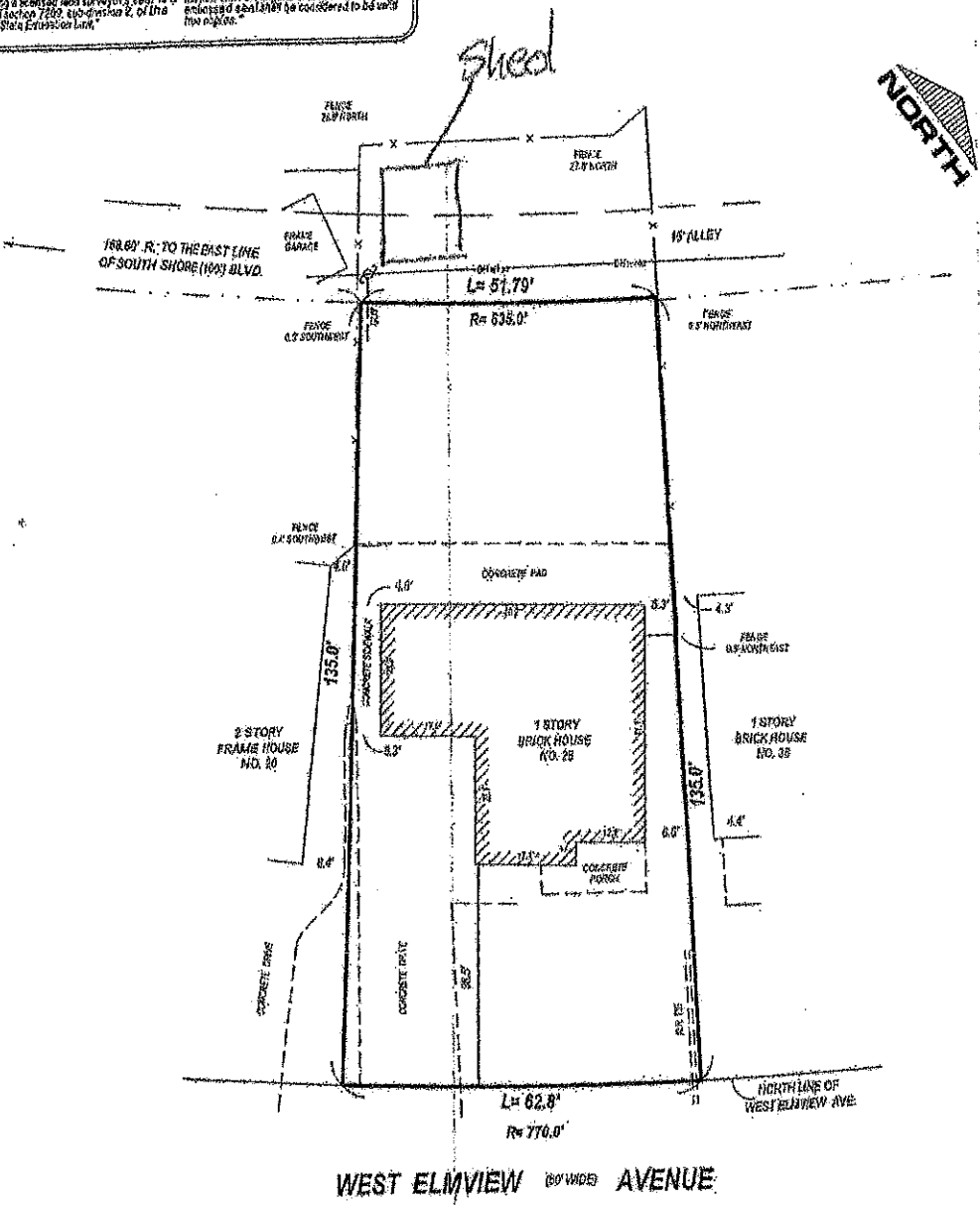
Address: 20 W. Elmview

Lackawanna, Ny 14218

\_\_\_\_\_  
Lauren Jednak  
Director of Development

Unauthorized alteration or addition to a survey map made by a licensed land surveyor shall be a violation of Section 7209, subdivision 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original of the land surveyor's enclosed seal shall be considered to be valid for any purpose.



**SURVEY OF:**  
 PART OF LOT 344, T.10 - R.7, B.C.I.R.  
 SUBLot 3, MAP COVER 1886  
 CITY OF LACKAWANNA, ERIE COUNTY, N.Y.  
 SCALE: 1" = 20'      DATE: MAY 24, 2022

RICHARD J. ARONICA  
 LAND SURVEYOR NYS 49799  
 10669 ROCKY MOUNTAIN ROAD  
 P.O. BOX 339  
 NORTH COLLINS, NEW YORK 14111  
 PHONE: 716-337-3426



**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: 6/17/23

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

Application Fee:

Land Use Variance  
 Zoning Law Appeal

Fee

\$ 250.00  
\$ 250.00

Property Address: 14 W. Elmview

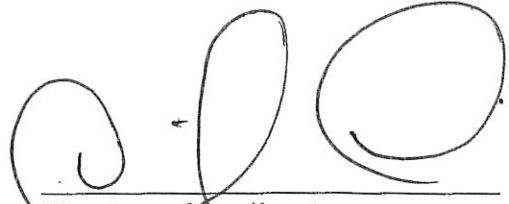
S.B.L. No. 142.11-5-2

Description of Action to be Appealed: Erect fence 8' in height

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

Araif Ali  
Name of Applicant

  
Signature of Applicant

20 W. Elmview, Lackawanna, Ny 14218  
Address of Applicant

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

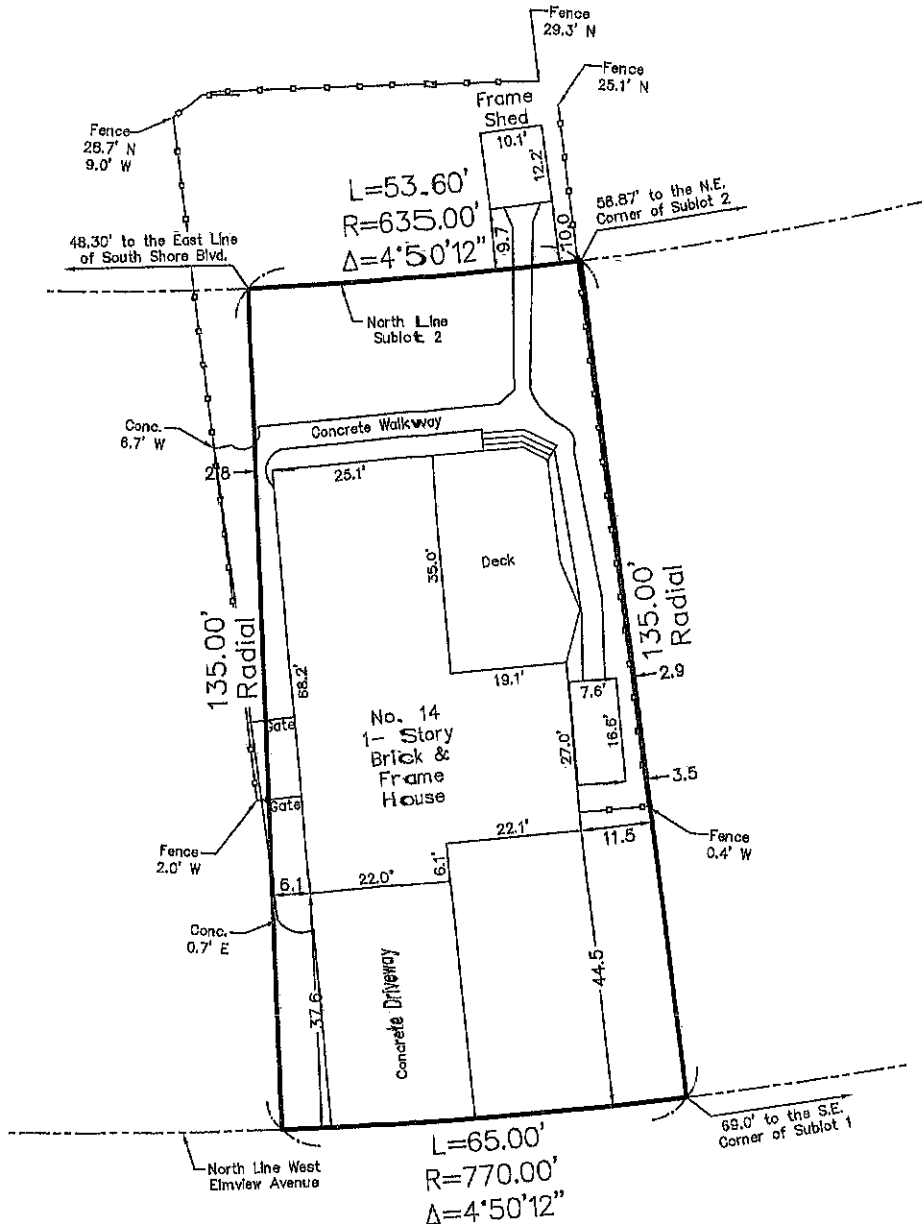
\_\_\_\_\_  
Applicant's Email

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

Property Owner:  
NAME: Araif Ali  
Address: 20 W. Elmview  
Lackawanna, Ny 14218

# SURVEY

14 WEST ELMVIEW AVENUE  
LACKAWANNA, NEW YORK



WEST ELMVIEW AVENUE  
(60' WIDE)



1" = 30'

ADDRESS: 14 WEST ELMVIEW AVENUE, LACKAWANNA NEW YORK  
DATE OF SURVEY: 07/15/21 DATE OF MAP: 07/20/21  
SURVEY REFERENCE: COVER 1886

LEGAL PART OF LOT-344, T-10, R-7 OF THE BUFFALO CREEK  
RESERVATION DISTINGUISHED AS SUBLOTS 1 & 2 UNDER MAP COVER  
1886, CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.  
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN  
ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS  
THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP  
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF  
SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION  
LAW

REQUESTED BY: Christopher J. Tyrpak, Esq.

GENZEL LAND SURVEYING, P.C. © 2021  
7033 COLE ROAD COLDEN, NEW YORK 14033  
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM  
JOB NO. 7733 DATE: 07/20/21 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED  
WITH NEW YORK STATE LICENSED  
LAND SURVEYOR'S SEAL NO 050503



July 7, 2023

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

Re: Taco Bell Restaurant – Zoning Board of Appeals 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 Area Variance 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.

Through our review of the zoning code, we have identified the need for Area Variance approval from the City's Zoning Board of Appeals. The requested area variance is for parking in the front yard where parking in the front yard is not allowed.

Area Variance for parking in front yard:

This requested area variance is associated with the placement of parking in the front yard along the Abbott Road and Ridge Road frontages where parking in the front yard is not allowed. Given the relative shallow depth of the subject lot, the need for this area variance is unavoidable.

Given the above discussion, an evaluation of the five area variance criteria is as follows. ...

1. Will an undesirable change be produced in the character of the neighborhood or be a detriment to nearby properties?

Response: Approval of the requested variance will not result in an undesirable change in the character of the neighborhood nor be a detriment to nearby properties. The subject site is situated on the southwest corner of the Abbott Road and Ridge Road intersection. This intersection is highly commercialized with parking already present within the front yard of the adjacent parcels. This project will incorporate landscape buffering that will result in an increase in greenspace along the parcel frontages which provides separation between the parking and the streetscape.

2. Can the benefit sought by the applicant be achieved by a feasible alternative to the variance?  
Response: Due to the lot's configuration and limited size, an alternative does not exist that would avoid the need for the area variance.
3. Is the requested variance substantial?  
Response: The requested area variance should not be considered substantial. The granting of the variance and associated site improvements will result in increased greenspace and landscaping along the parcel frontage from what currently exists.
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood?  
Response: Approval of the area variance will not have an adverse impact on the physical or environmental condition in the neighborhood. The current condition of the parcel is such that there is minimal landscaping buffer provided between the existing asphalt and front property lines. As proposed, the amount of greenspace/landscaping between the parking and front property lines will be increased. Therefore, the proposed condition is an improvement from what currently exists along the parcel frontage.
5. Is the alleged difficulty self-created?  
Response: The difficulty and need for the area variance is self-created. However, this should not preclude the approval of the area variance. As stated above, the subject site is situated on the southwest corner of the Abbott Road and Ridge Road intersection. The intersection is highly commercialized with parking already present within the front yard of the adjacent parcels. This project will incorporate landscape buffering along the frontage that will increase the amount of greenspace and landscaping along the parcel frontages.

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

- This Letter – 6 copies
- Zoning Board of Appeals Application – 6 copies
- Site Plan (11x17) – 6 copies
- Building materials?
- Zoning Law Appeal Fee Payment (\$250.00 check)

We respectfully request that this project be scheduled to appear before the City of Lackawanna's Zoning Board of Appeals 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



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

7/07/23

Marathon Engineering

cc: Ken Shaw – Quick Service RealCo, LLC



**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: 07/10/2023

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

Application Fee:

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

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 Action to be Appealed: This project proposes the placement of parking in the front yard where parking in the front yard is not allowed.

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

Kenneth Shaw  
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, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<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"/>	
	<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		
	<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?	NO	YES		
If the proposed action will exceed requirements, describe design features and technologies: The project meets the state energy code requirements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply?	NO	YES		
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities?	NO	YES		
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
_____				
_____				

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

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

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

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

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

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

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

a. Will storm water discharges flow to adjacent properties?

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

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

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

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

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

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

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

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

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

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

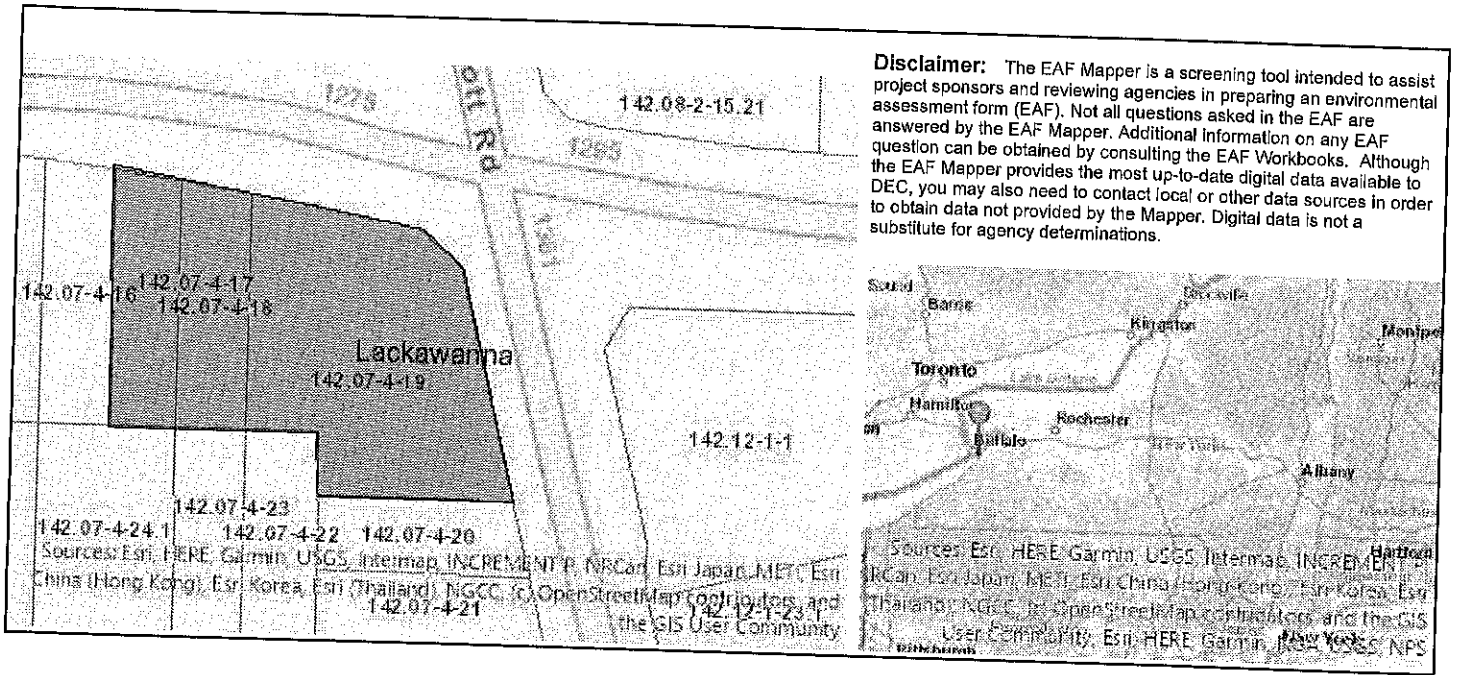
Applicant/sponsor/name: Quick Service RealCo, LLC Date: 7-6-2023

Signature: Kenneth Shaw Title: Construction Manager

**PRINT FORM**

# EAF Mapper Summary Report

Tuesday, June 27, 2023 3:59 PM



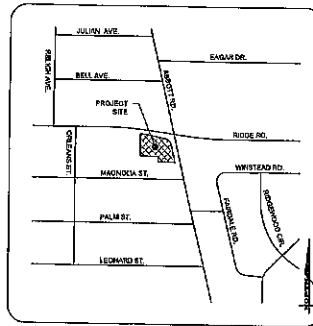
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or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

# SITE DEVELOPMENT PLANS for **QUICK SERVICE REALCO, LLC**

1361 ABBOTT ROAD

SITUATE IN:

CITY LACKAWANNA - ERIE COUNTY - STATE OF NEW YORK



LOCATION MAP  
N.T.S.

LIST OF DRAWINGS		
NO.	DWG. NO.	DESCRIPTION
--	--	COVER SHEET
--	--	TOPOGRAPHIC MAP
1	C-1.0	DEMOLITION PLAN
2	C-2.0	SITE PLAN
3	C-3.0	GRADING DRAINAGE & EROSION CONTROL PLAN
4	C-4.0	UTILITY PLAN
5	C-5.0	LIGHTING & LANDSCAPING PLAN
6	C-6.0	DETAIL SHEET (1 OF 6)
7	C-6.1	DETAIL SHEET (2 OF 6)
8	C-6.2	DETAIL SHEET (3 OF 6)
9	C-6.3	DETAIL SHEET (4 OF 6)
10	C-6.4	DETAIL SHEET (5 OF 6)
11	C-6.5	DETAIL SHEET (6 OF 6)
12	C-7.0	TRUCK TURN PLAN

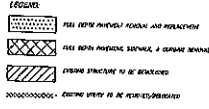
**MARATHON**  
 ENGINEERING  
ROCHESTER LOCATION  
 39 CASCADE DRIVE  
 ROCHESTER, NY 14614  
 585-458-7770  
ITHACA LOCATION  
 80 HANSHAW RD, STE 6  
 ITHACA, NY 14850  
 607-241-2917  
[www.marathoneng.com](http://www.marathoneng.com)

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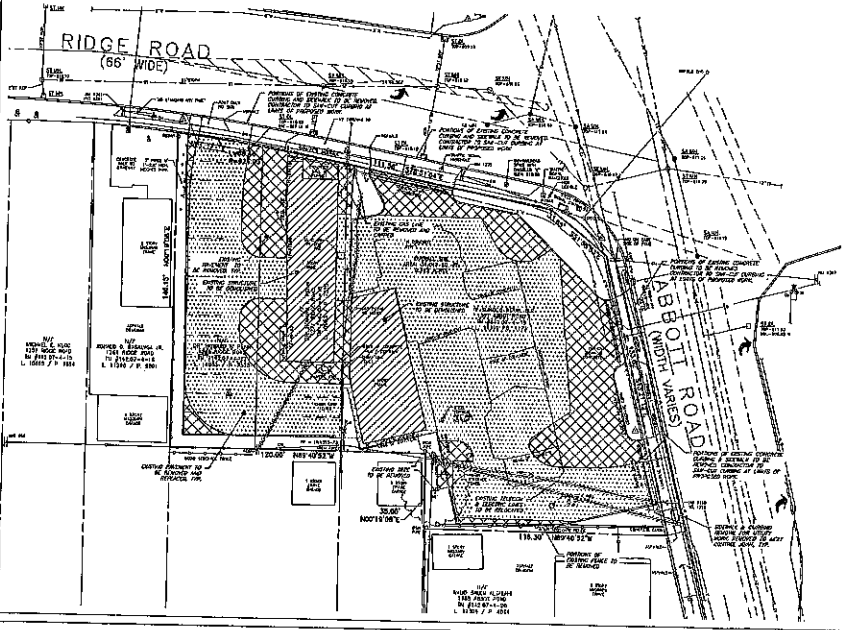
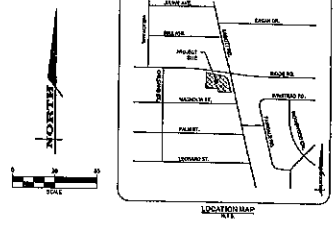
**DEMOLITION NOTES**

- 1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF DEMOLITION WORK.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES DURING DEMOLITION.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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TREE REMOVAL NOTES

- CONTINUE TO RETAIN ALL TREES TO REMAIN.
- TREE TO BE REMOVED BY CONTRACTOR.
- TREE TO BE PRESERVED BY OWNER.



**MARATHON ENGINEERING**

132 CALVERD STREET  
 SCHUYLER, NY 14539  
 P: 518-532-1515  
 F: 518-532-1516  
 WWW.MARATHONENGINEERING.COM

**SITE DEVELOPMENT PLANS**

**QUICK SERVICE REALCO, LLC**

185 ABBOTT ROAD  
 ERIE COUNTY  
 CITY OF LACKAWANNA  
 STATE OF NEW YORK

JOB NO.	1560-25	
SCALE	1"=20'	
DRAWN	RELL	
DESIGNED	AMP	
DATE	07/18/21	
REVISIONS		
NO.	BY	APPROVED
 ADAM M. FISEL ENGINEER		
DRAWING TITLE: Demolition Plan		
1 of 2 SHEETS	C-1.0	
1666 51		
2023		

**PROJECT STATISTICS**

1. GENERAL
  - 1.1 PROJECT NUMBER: 1558-23
  - 1.2 PROJECT NAME: QUICK SERVICE RESTAURANT
  - 1.3 SITE ADDRESS: 181 ABBOTT ROAD, LACKAWANNA, NY 14241
  - 1.4 CLIENT: REALCO DEVELOPMENT, LLC
2. DESIGNER INFORMATION
 

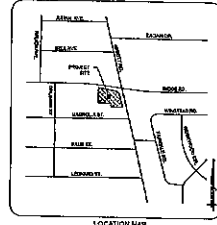
DESIGNER	DATE	SCALE
MARATHON ENGINEERING	07/19/23	1"=20'
PROJECT NO.	DATE	SCALE
1558-23	07/19/23	1"=20'
PROJECT NAME	DATE	SCALE
QUICK SERVICE RESTAURANT	07/19/23	1"=20'
PROJECT ADDRESS	DATE	SCALE
181 ABBOTT ROAD, LACKAWANNA, NY 14241	07/19/23	1"=20'
PROJECT OWNER	DATE	SCALE
REALCO DEVELOPMENT, LLC	07/19/23	1"=20'
3. DESIGNER'S RESPONSIBILITIES
  - 3.1 DESIGN OF THE SITE PLAN AND ALL UTILITIES.
  - 3.2 DESIGN OF THE SITE PLAN AND ALL UTILITIES.
  - 3.3 DESIGN OF THE SITE PLAN AND ALL UTILITIES.

**GENERAL**

1. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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**CONSTRUCTION**

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**MARATHON ENGINEERING**  
 155 CANTON ST  
 ROCHESTER, NY 14620  
 716.233.1111  
 440 HANCOCK ST, STE 1  
 ROCHESTER, NY 14610  
 716.233.1111  
 WWW.MARATHONENR.COM

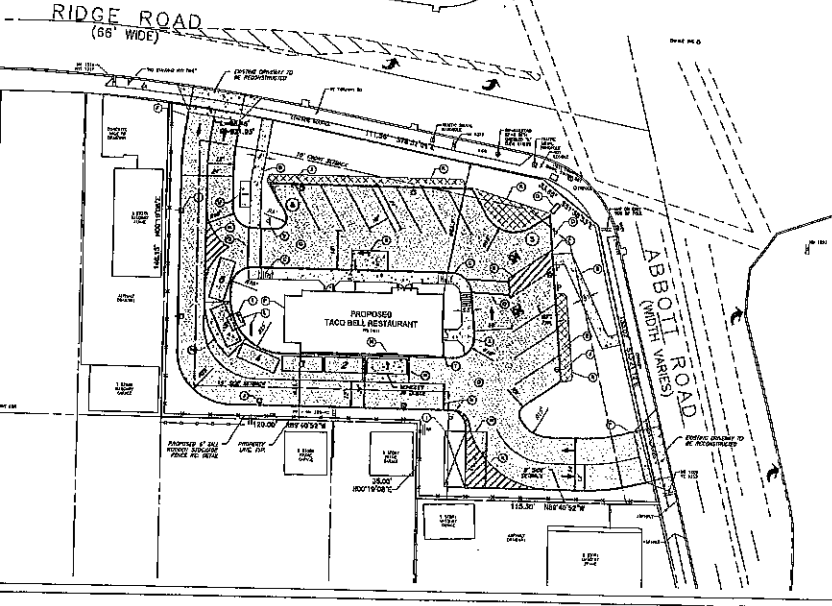
**SITE DEVELOPMENT PLANS**  
 for  
**QUICK SERVICE REALCO, LLC**  
 181 ABBOTT ROAD  
 ERIE COUNTY  
 CITY OF LACKAWANNA, STATE OF NEW YORK

JOB NO: 1558-23  
 SCALE: 1"=20'  
 DRAWN: JMF  
 DESIGNED: JMF  
 DATE: 07/19/23

REVISIONS

DATE	BY	REVISION

DRAWING TITLE:  
 Site Plan  
 1 of 1  
 1558-23  
 108 IN  
 DRAWING NO:  
 C-2.0



**SITE KEYNOTES**

- 1. EXISTING UTILITIES SHOWN WITH SYMBOLS
- 2. PROPOSED UTILITIES SHOWN WITH SYMBOLS
- 3. EXISTING CURBS AND SIDEWALKS
- 4. PROPOSED CURBS AND SIDEWALKS
- 5. EXISTING DRIVEWAYS
- 6. PROPOSED DRIVEWAYS
- 7. EXISTING DRIVEWAYS
- 8. PROPOSED DRIVEWAYS
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- 18. PROPOSED DRIVEWAYS
- 19. EXISTING DRIVEWAYS
- 20. PROPOSED DRIVEWAYS

**EARTHWORK**

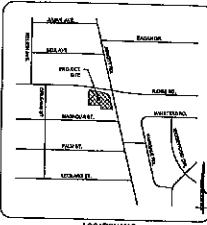
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**EROSION CONTROL**

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**EROSION CONTROL CONT.**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL EARTHWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL EARTHWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL EARTHWORK.
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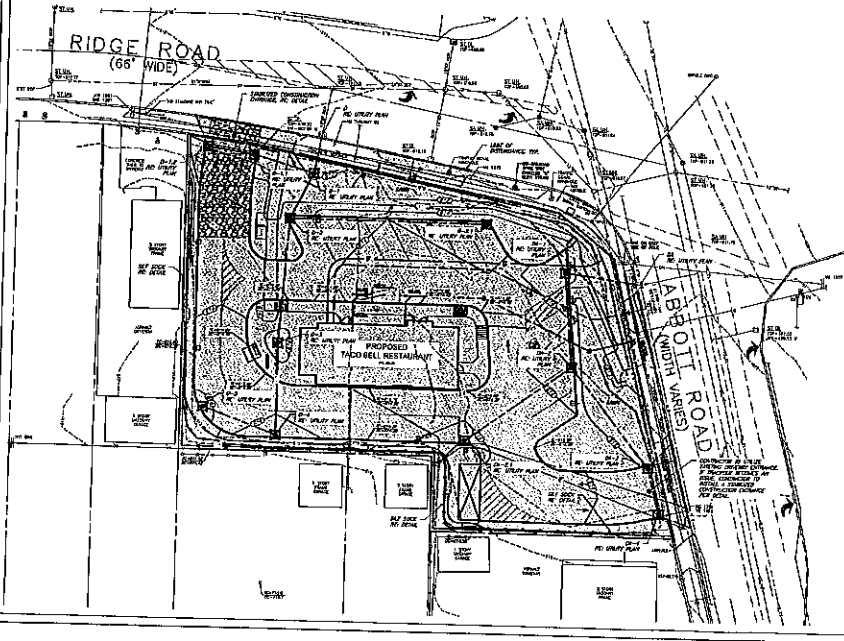
**MARATHON ENGINEERING**  
 1000 WEST 10TH STREET  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 WWW.MARATHONENGINEERING.COM

**STATE OF NEW YORK**  
**CITY OF LAKEWANA**  
**QUICK SERVICE REALCO, LLC**  
 135 ABBOTT ROAD  
 ERIE COUNTY

JOB NO:	1556-23
SCALE:	1"=40'
DRAWN BY:	RJL
DESIGNED BY:	AMP
DATE:	07/10/23
REVISIONS	
DATE	BY

**DRAWING TITLE:**  
 Grading, Drainage & Erosion Control Plan

**DATE:** 7/10/23  
**SCALE:** 1"=40'  
**PROJECT NO:** C-3.0  
**DRAWN BY:** RJS





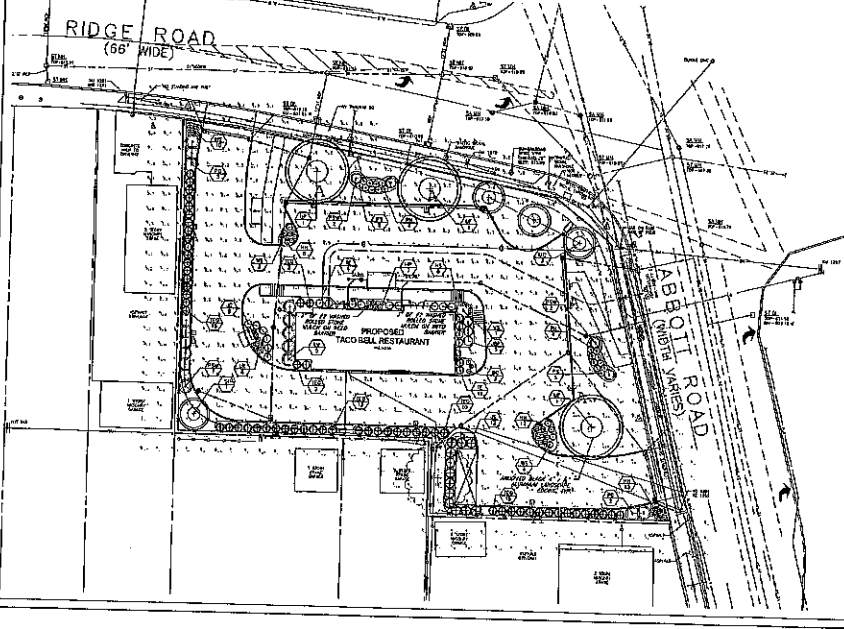
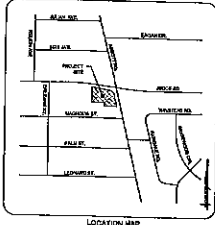
SITE LANDSCAPING TABLE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	ROOTS	REMARKS	QUANTITY
10	PERSEA ESCULENTARIA	COCONUT PALM	10' H	25 COOL		2
11	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
12	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
13	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
14	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
15	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
16	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
17	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
18	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
19	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
20	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
21	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
22	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
23	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
24	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
25	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
26	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
27	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
28	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
29	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
30	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
31	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
32	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
33	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
34	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
35	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
36	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
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39	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
40	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
41	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
42	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
43	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
44	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
45	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
46	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
47	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
48	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
49	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2
50	MONOCASIA TRIPLEX	WAX PALM	10' H	25 COOL		2

**RESTORATION AND LANDSCAPING**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE.

**LIGHTING NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING AND REMAINING NATURAL RESOURCES AND CULTURAL RESOURCES ON THE PROJECT SITE.



**MARATHON ENGINEERS**  
 100 MARATHON RD. STE 100  
 FARMINGDALE, NY 11735  
 516-339-1100  
 WWW.MARATHONENR.COM

**SITE DEVELOPMENT PLANS FOR QUICK SERVICE REALCO, LLC**  
 180 ABBOTT ROAD  
 ERIE COUNTY  
 CITY OF LACKAWANNA  
 STATE OF NEW YORK

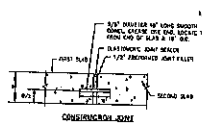
JOB NO: 1558-23  
 SCALE: 1/4"=1'-0"  
 DRAWN: RLS  
 DESIGNED: RMC  
 DATE: 07/16/23

REVISIONS  
 DATE BY REVISION

ADAM M. FISHEL

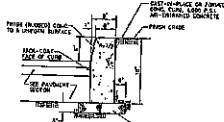
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 Lighting & Landscaping Plan  
 SHEET:  
 1558-23  
 JOB NO: 1558-23-1

C-5.0



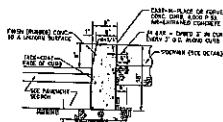
- CONCRETE PAVEMENT NOTES:**
1. DESIGN CURBS TO BE CONCRETE 14\"/>

**6 CONCRETE PAVEMENT**



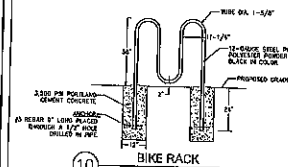
- NOTES:**
1. FINISH 3\"/>

**7 CONCRETE CURB WITH LAWN PLANTER BEHIND**

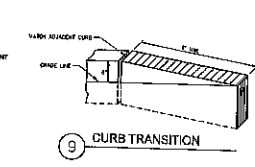


- NOTES:**
1. FINISH 3\"/>

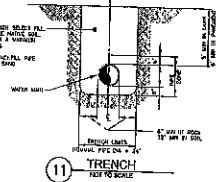
**8 CONCRETE CURB WITH SIDEWALK BEHIND**



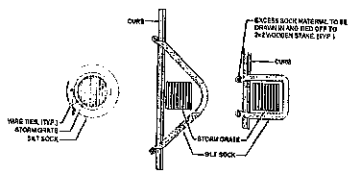
**10 BIKE RACK**



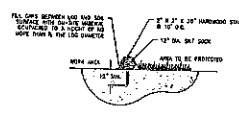
**9 CURB TRANSITION**



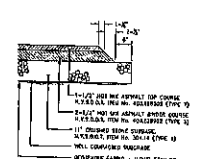
**11 TRENCH**



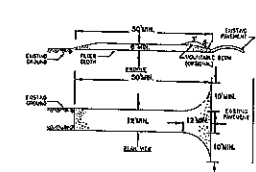
**3 PAVED SURFACE INLET PROTECTION**



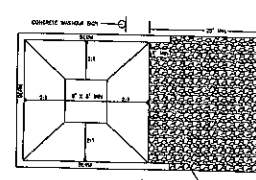
**4 EROSION CONTROL SILT SOCK**



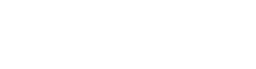
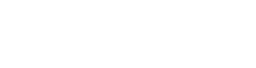
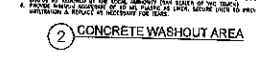
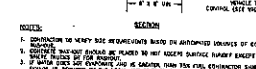
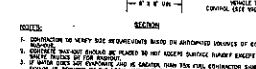
**5 PAVEMENT SECTION**



**1 STABILIZED CONSTRUCTION ENTRANCE**




**2 CONCRETE WASHOUT AREA**



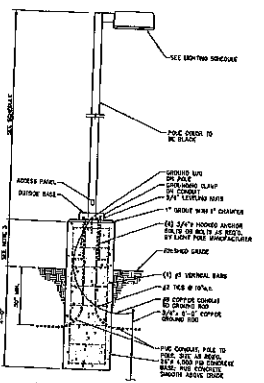
**QUICK SERVICE REALCO, LLC**  
 STATE OF NEW YORK  
 CITY OF LACKAWANNA  
 1381 ABBOTT ROAD  
 ERIE COUNTY

JOB NO.	1556-23
SCALE	1"=20'
DRAWN	PLJ
DESIGNED	AMC
DATE	07/20/22
REVISIONS	2/29
DATE	07/20/22
DATE	07/20/22

ADAM M. FISHEL  
 DRAWING TITLE:  
 Detail Sheet (1 of 5)  
 # of 13  
 1556-23  
 208 Pa. CHANGED 16  
 C-6.0

JOB NO.:	1558-23
SCALE:	1/4" = 1'
DATE:	07/10/22
DESIGNED BY:	AMF
CHECKED BY:	AMF
DATE:	07/10/22
APPROVED BY:	ADAM M. FISHEL
	

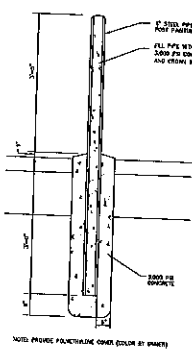
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Detail Sheet (2 of 6)	
SHEET NO.:	C-6.1
TOTAL SHEETS:	6



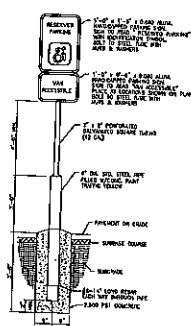
**5 LIGHT BASE**

**NOTES:**

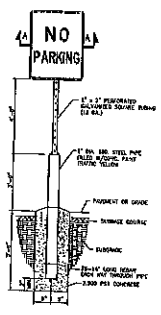
1. THIS BASE SHALL BE FINISHED BY LAKAWANNA DEP'T.
2. MOUNTING ARM MANUFACTURE TO MATCH EXISTING LIGHT FIXTURE.
3. ALL FINISHES SHALL BE AS SHOWN ON PLAN.
4. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



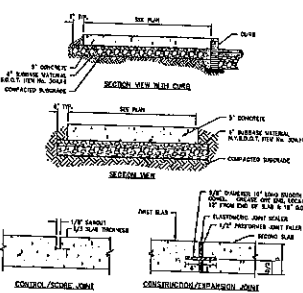
**4 STEEL BOLLARD**



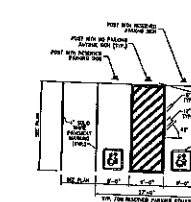
**RESERVED PARKING SIGN**



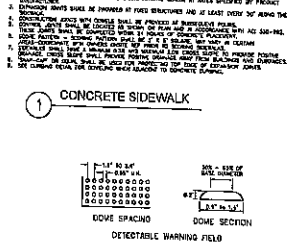
**NO PARKING SIGN**



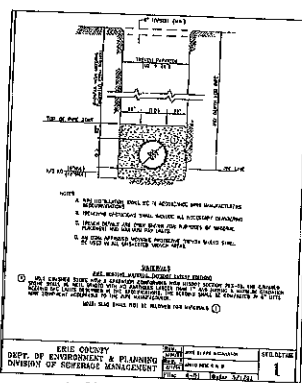
**1 CONCRETE SIDEWALK**



**3 RESERVED PARKING AND SIGNAGE**



**2 ACCESS RAMP**

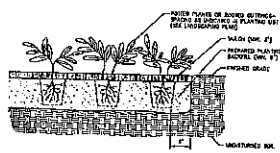


**6 SANITARY TRENCH**

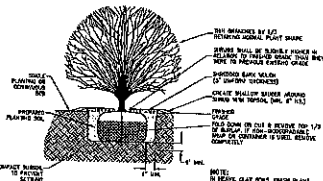
**NOTES:**

1. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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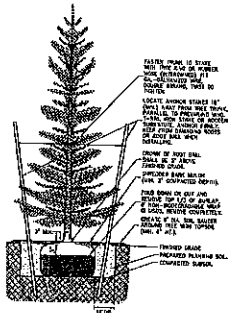
ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF RESOURCE MANAGEMENT



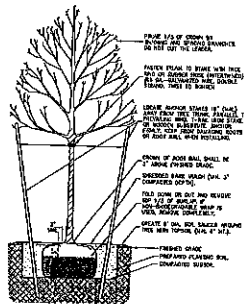
5 GROUND COVER PLANTINGS



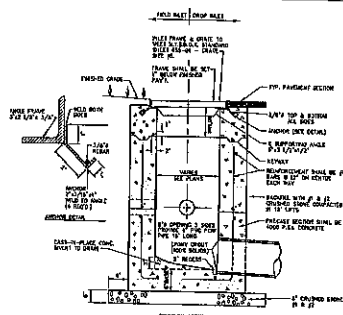
6 SHRUB PLANTINGS



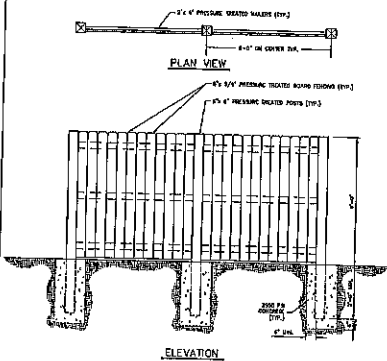
4 CONIFEROUS PLANTINGS



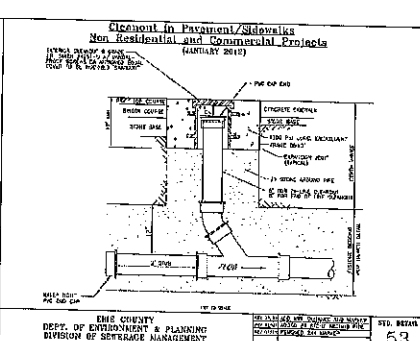
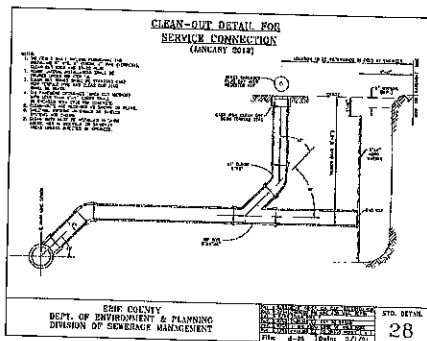
3 DECIDUOUS PLANTINGS



1 DROP FIELD INLET



7 WOOD STOCKADE FENCE



2 PVC SANITARY CLEANOUT DETAILS

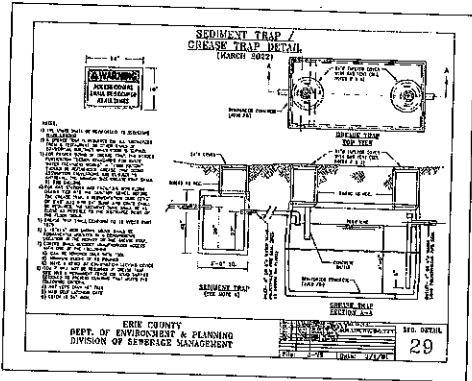
**MARATHON**  
ENGINEERING  
ARCHITECTURE  
INCORPORATED  
100 MARATHON DRIVE  
LACKAWANNA, NY 14240  
516-942-2400  
WWW.MARATHONENR.COM

**SITE DEVELOPMENT PLANS**  
for  
**QUICK SERVICE REALCO, LLC**  
STATE OF NEW YORK  
1381 ABBOTT ROAD  
ERIE COUNTY  
CITY OF LACKAWANNA

JOB NO: 1558-23  
SCALE: 1"=20'  
DRAWN: RLJ  
DESIGNED: AMF  
DATE: 07/18/23  
REVISIONS:  
DATE BY REVISION  
COPYRIGHT © 2023 MARATHON ENR  
ADAM M. FISHER

DRAWING TITLE:  
Detail Sheet (3 of 5)  
C-6.2  
JOB NO. 1558-23  
JOB NO. 1558-23



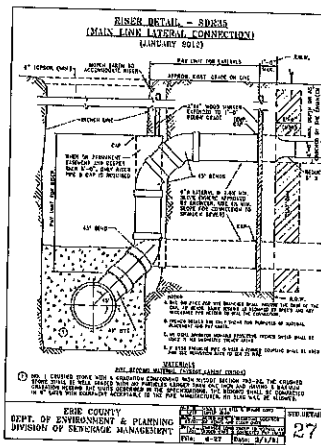


3 ERIE COUNTY GREASE TRAP

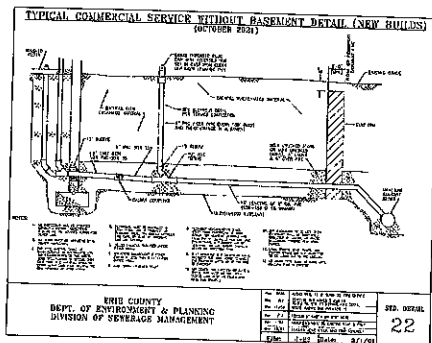
**GREASE TRAP SIZES:**  
 HOUSE TRAP SIZE = 22 x 48 x 36 IN. MIN. PER SINK  
 COMM. TRAP SIZE = 22 x 48 x 36 x 48 IN. OVERTALL MIN.

**NOTES REGARDING PLANS:**

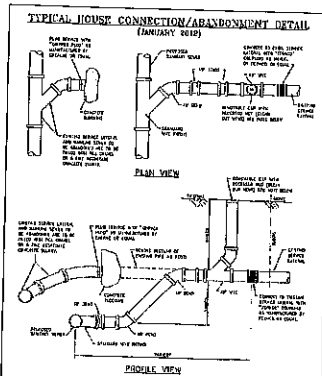
- A. The contractor shall install a trench at least 18" wide and 18" deep to receive the trap. The trap shall be installed on a concrete pad.
- B. All trap covers shall be finished with a cast iron grate. The grate shall be installed on the top of the trap. The grate shall be secured to the trap with a locking mechanism. The grate shall be secured to the trap with a locking mechanism. The grate shall be secured to the trap with a locking mechanism.
- C. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- D. If any proposed sewer lateral pipe is installed, it shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- E. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- F. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- G. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- H. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- I. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.
- J. The trap shall be installed in a trench that is at least 18" wide and 18" deep. The trap shall be installed in a trench that is at least 18" wide and 18" deep.



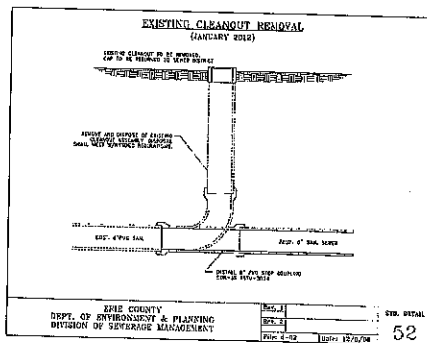
1 SANITARY RISER DETAIL



6 SANITARY LATERAL INSTALLATION



5 SANITARY LATERAL ABANDONMENT



4 SANITARY CLEANOUT REMOVAL

**MARATHON**  
 ENGINEERING  
 1000 W. 15th Street  
 Erie, PA 16592  
 Phone: 814.833.1111  
 Fax: 814.833.1112  
 www.marathoneng.com

**QUICK SERVICE REALCO, LLC**  
 1367 ABBOTT ROAD  
 ERIE COUNTY  
 STATE OF NEW YORK  
 CITY OF LACKAWANNA

JOB NO: 163623  
 SCALE: 1"=10'-0"  
 DRAWN: RLF  
 DESIGNED: ANF  
 DATE: 07/22/22  
 REVISIONS:

DATE BY REVISION  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF SEWERAGE MANAGEMENT  
 12/18/22  
 29

ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF SEWERAGE MANAGEMENT  
 1/18/23  
 27

ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF SEWERAGE MANAGEMENT  
 10/18/22  
 22

ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF SEWERAGE MANAGEMENT  
 1/18/22  
 34

ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF SEWERAGE MANAGEMENT  
 1/18/22  
 52

ERIE COUNTY  
 DEPT. OF ENVIRONMENT & PLANNING  
 DIVISION OF SEWERAGE MANAGEMENT  
 1/18/22  
 52

ADAM M. FISHER  
 ENGINEER

DRAWING TITLE:  
 Detail Sheet (4 of 6)  
 4 of 12  
 SHEET No. C-6.3  
 1500 22  
 02/21/23

**SITE DEVELOPMENT PLANS**  
 for  
**QUICK SERVICE REALCO, LLC**  
 181 ABBOTT ROAD  
 ERIE COUNTY  
 CITY OF LACKAWANNA  
 STATE OF NEW YORK

JOB NO: 155623  
 SCALE: 1"=20'  
 DRAWN: RLJ  
 DESIGNED: AMF  
 DATE: 07/10/23

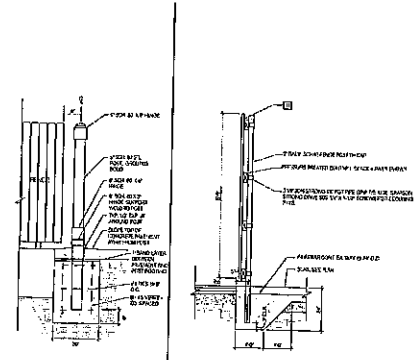
REVISIONS

DATE	BY	REMARK

ADAM M. FISHEL

DRAWING TITLE:  
 Detail Sheet (5 of 6)

15 of 19  
 SHEET NO: **C-6.4**  
 JOB NO: 155623

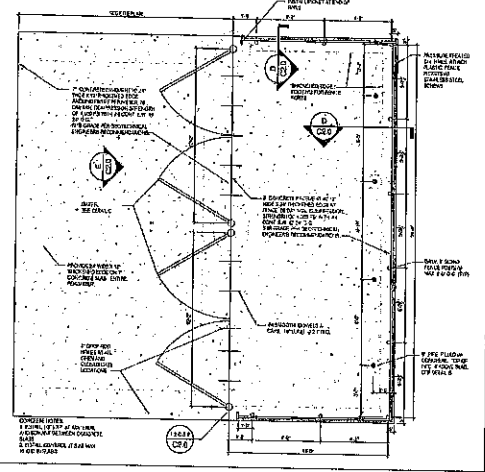
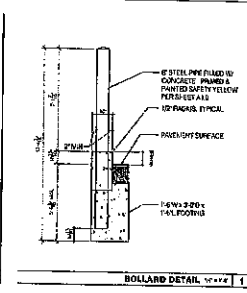
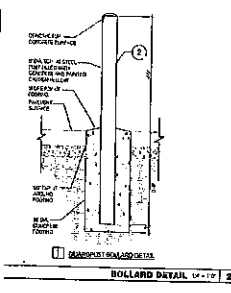
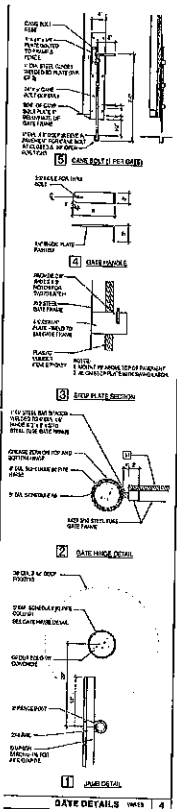
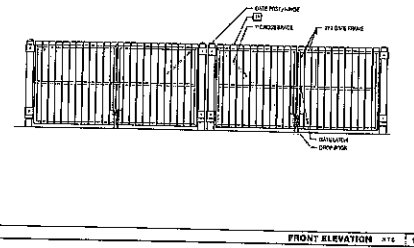


**GATE COLUMN FOOTING #118** | **WALL SECTION #114** | **SCHEDULE #12**

SYMBOL	AREA	MANUFACTURER	COLOR
(1)	GATE FRAME COLOR	SHERWIN WILLIAMS	P.L. TRUSS 100 BY OWNER
(2)	MPC BOLLARDS	SHERWIN WILLIAMS	CAUTION YELLOW
(11)	PCKET FENCE	AZEK	BROWN, FINISH TRD BY OWNER

**ENCLOSURE NOTES #117** | **SCHEDULE #12** | **7**

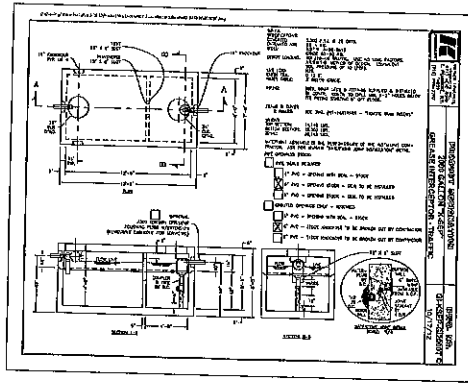
1. ALL MATERIALS SHALL BE HEAVY GALVANNEAL.  
 2. ALL STEEL SHALL BE PROTECTED WITH AN ANTI-RUST COATING.  
 3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 4. ALL CONNECTIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 5. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.  
 6. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.  
 7. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.



**TRASH ENCLOSURE DETAILS**  
**C2.0**



2 SITE NAVIGATION SIGN



1 2000 GALLON GREASE TRAP DETAIL

**MARATHON**  
ENGINEERING  
INCORPORATED  
100 CALICOPE DRIVE  
PO BOX 181, NY 14132  
TEL: 716-663-1100  
FAX: 716-663-1101  
WWW.MARATHONENG.COM

**QUICK SERVICE REALCO, LLC**

STATE OF NEW YORK  
1365 ABBOTT ROAD  
ERIE COUNTY  
CITY OF LACKAWANNA

JOB NO: 1536-23  
SCALE: 1"=20'  
DRAWN: RLJ  
DESIGNED: AJP  
DATE: 07/19/23

REVISIONS

DATE	BY	REVISION

ADAM M. FISHER

DRAWING TITLE:  
Detail Sheet (6 of 6)

16 of 12  
SHEET NO  
11813  
JOB NO  
C-6.5

**SITE DEVELOPMENT PLANS**  
for  
**QUICK SERVICE REALCO, LLC**  
1361 ABBOTT ROAD  
ERIE COUNTY  
CITY OF JACKSONVILLE  
STATE OF NEW YORK

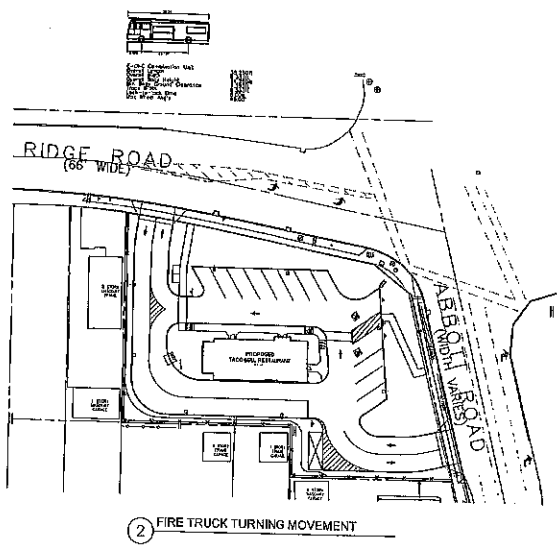
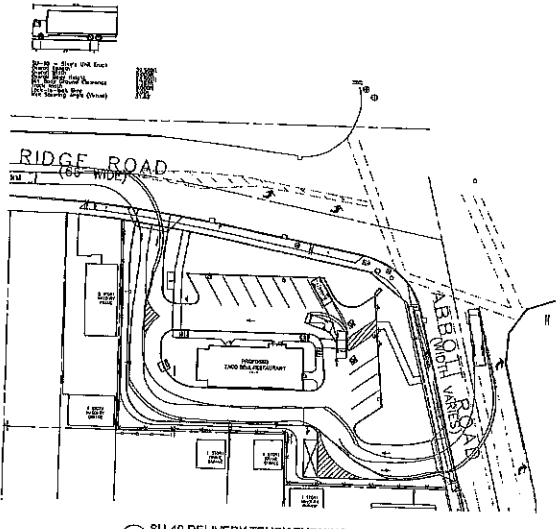
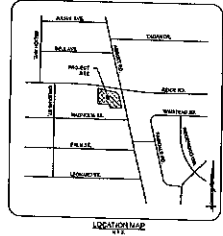
JOB NO: 1518-23  
SCALE: 1"=30'  
DRAWN: RLJ  
DESIGNED: AMF  
DATE: 02/16/23

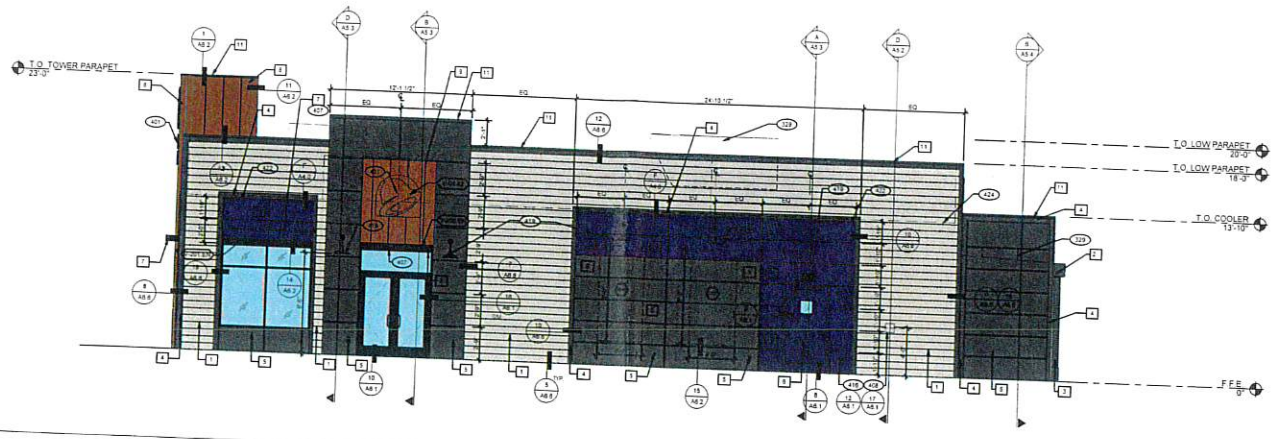
REVISIONS	
NO.	DESCRIPTION

SEAL OF THE STATE OF NEW YORK  
SEAL OF THE COUNTY OF ERIE  
SEAL OF THE CITY OF JACKSONVILLE  
SEAL OF THE ENGINEER  
SAM M. FISHER

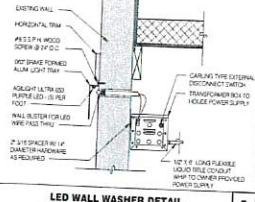
DRAWING TITLE:  
Truck Turn Plan

13 of 13  
SHEET NO: **C-7.0**  
JOB NO: 02421923a





FRONT ELEVATION 1/4" = 1'-0" 1



THE WALL	QTY	DESCRIPTION	UNIT
WOODS			
1/2\"/>			

**MATERIALS NOTES**  
 1. SEE SHEET 1 WINDOW TYPES FOR WINDOW ELEVATIONS  
 2. BALANCE REFER TO SHEETS  
 3. SEALANT AT ALL WALL AND ROOF PENETRATIONS  
 4. 1/2\"/>

QTY	NAME	FAMILY	FRAME OR MATERIAL	SIZE	LOCATION
2	HYDRANT MET BELL	D	MED	48\"/>	

**PAINTING**  
 1. PRIMER (EGAL) ON ALL MASONRY  
 2. PRIMER (EGAL) ON ALL CONCRETE  
 3. FINISH PAINT ON ALL SURFACES  
 4. MATCH COLORS FROM MATERIAL SCHEDULE

PLAN KEY REVISIONS

CONTRACT DATE	05/17/2023
BUILDING TYPE	ENDEAVOR 4.0
PLAN VERSION	MARCH 2023
DRAWING NUMBER	24-009-001
DATE	03/17/2023
DESIGNER	JM

PAINT NOTES A

- 428 MECHANICAL UNIT SEE ROOF PLAN
- 429 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS
- 430 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS
- 431 COIL FILTER VALVE & COVER
- 432 HOSE BIB BOX AT 18\"/>

ENDEAVOR 2.0  
 ABOUT 40' AND REVERSE 20'  
 LOGO/BRAND/ID/ 14\"/>

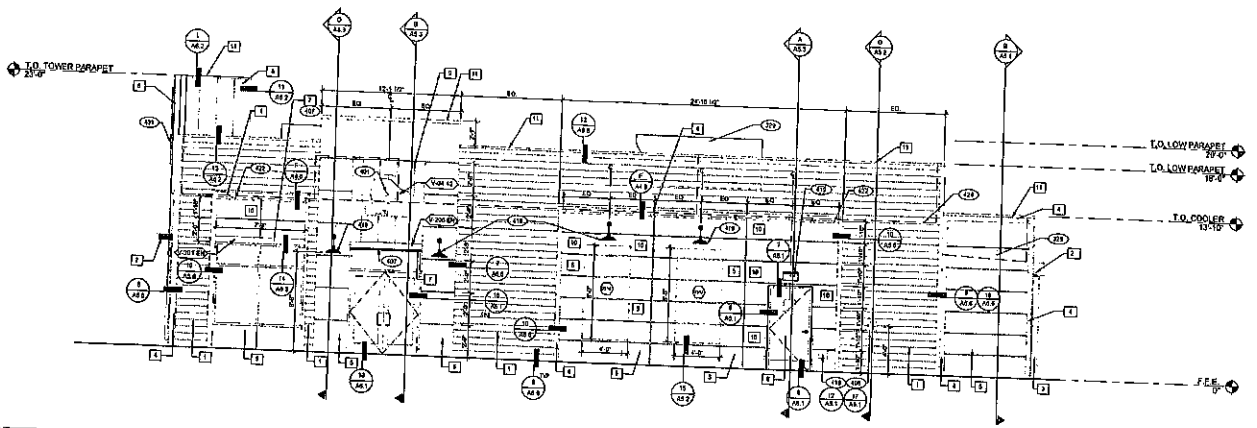
**ENDEAVOR 2.0**  
 EXTERIOR COLOR ELEVATIONS  
**A4.0**

SYMBOL	ITEM	MANUFACTURER	MATERIAL SPEC	QTY	CONTACT INFORMATION
(1)	WOODS	JAMES HARDEE	ARTISAN GRAYKOTE 1/4\"/>		

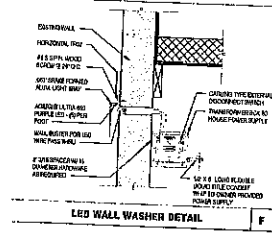
EXTERIOR FINISH SCHEDULE D

KEY NOTES B

PLIST DATE 06/07/2023



FRONT ELEVATION 1/4" = 1'-0" 1



ITEM NO.	DESCRIPTION	QTY	UNIT
1	LED WALL WASHER	1	EA
2	LED WALL WASHER	1	EA
3	LED WALL WASHER	1	EA
4	LED WALL WASHER	1	EA
5	LED WALL WASHER	1	EA
6	LED WALL WASHER	1	EA
7	LED WALL WASHER	1	EA
8	LED WALL WASHER	1	EA
9	LED WALL WASHER	1	EA
10	LED WALL WASHER	1	EA

**GENERAL NOTES**

1. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

2. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

3. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

4. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

5. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

6. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

7. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

8. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

9. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

10. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

NO.	NAME	FAMILY	FRAME OR METAL	SIZE	LOCATION
1	WINDOW	W	ALU	48" x 60"	A1.1
2	WINDOW	W	ALU	48" x 60"	A1.2
3	WINDOW	W	ALU	48" x 60"	A1.3
4	WINDOW	W	ALU	48" x 60"	A1.4
5	WINDOW	W	ALU	48" x 60"	A1.5
6	WINDOW	W	ALU	48" x 60"	A1.6
7	WINDOW	W	ALU	48" x 60"	A1.7
8	WINDOW	W	ALU	48" x 60"	A1.8
9	WINDOW	W	ALU	48" x 60"	A1.9
10	WINDOW	W	ALU	48" x 60"	A1.10

**PAINT NOTES**

1. MECHANICAL UNIT, SEE ROOF PLAN.

2. BRASS FINISH BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

3. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

4. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

5. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

6. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

7. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

8. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

9. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

10. METAL CASING BY VENDOR. REQUIRE ELECTRICAL, SEE ELECTRICAL.

**PLANT LIST REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONTRACT NO: 23-000  
 BUILDING TYPE: EXD MED RD  
 PLAN VERSION: 1/23/2023  
 SHEET NUMBER: 23-000  
 PROJECT NUMBER: 23-000  
 JOB NO: 23-000

**ENDEAVOR 2.0**  
 AECO HD AND BUILT FOR  
 CLOUDWORKFLOW, LLC

ITEM NO.	DESCRIPTION	QTY	UNIT	CONTRACT NUMBER
1	LED WALL WASHER	1	EA	SEE 23-000
2	LED WALL WASHER	1	EA	SEE 23-000
3	LED WALL WASHER	1	EA	SEE 23-000
4	LED WALL WASHER	1	EA	SEE 23-000
5	LED WALL WASHER	1	EA	SEE 23-000
6	LED WALL WASHER	1	EA	SEE 23-000
7	LED WALL WASHER	1	EA	SEE 23-000
8	LED WALL WASHER	1	EA	SEE 23-000
9	LED WALL WASHER	1	EA	SEE 23-000
10	LED WALL WASHER	1	EA	SEE 23-000

EXTERIOR FINISH SCHEDULE D

**KEY NOTES**

1. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

2. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

3. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

4. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

5. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

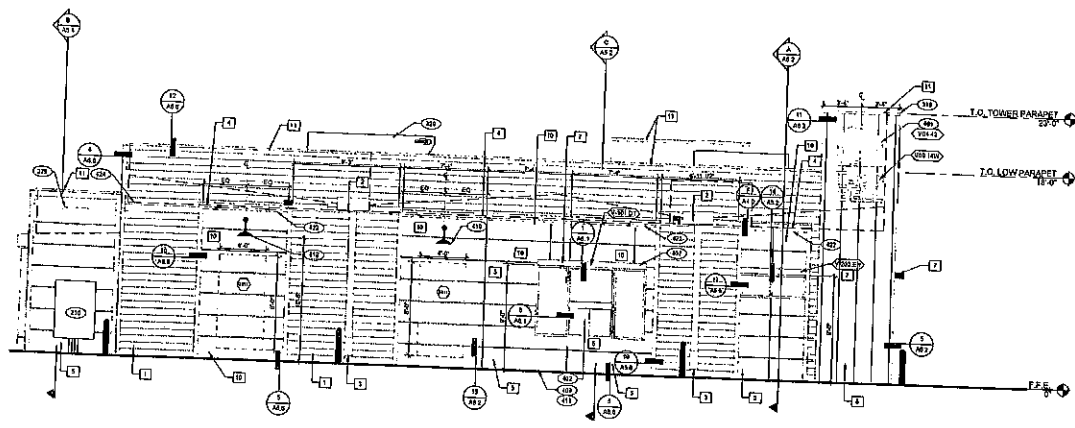
6. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

7. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

8. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

9. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.

10. SEE SECTION 11.0 THROUGH 11.1 FOR WINDOW ELEVATION.



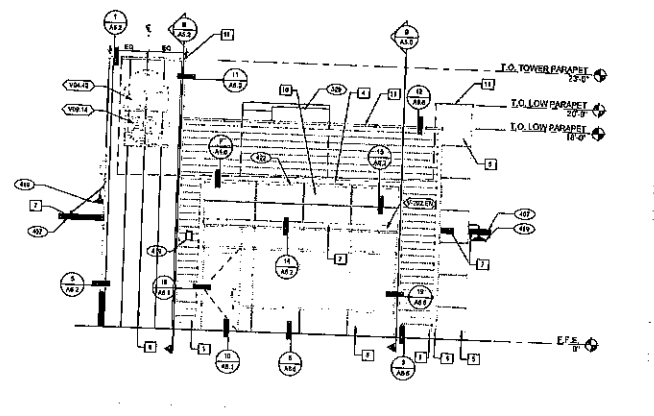
- 335 BLD PANEL MFR  
 336 METAL PARAPET CAP  
 339 RECON CALLING SEE ROOF PLAN  
 401 BUILDING SIGN BY VENDOR, PROVIDER ELECTRICAL, SEE ELECTRICAL PLAN  
 402 PRIME THROUGH WINDOW SEE SHEET JA 8 AND JA 1  
 403 METALS CHANGES BY VENDOR, PROVIDER ELECTRICAL, SEE ELECTRICAL PLAN  
 404 FINISH OF FLOOR SURFACE IS BY BELOW THE FINISH FLOOR, REFER TO GARAGING SITE PLAN  
 409 CONCRETE CURB  
 411 EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL DRAWING  
 412 FURNISH LIGHT WALL HANGER, PROVIDED BY GARAGE VENDOR  
 413 LINE OF ROOF BEYOND

REAR ELEVATION 1/4" = 1'-0" 1

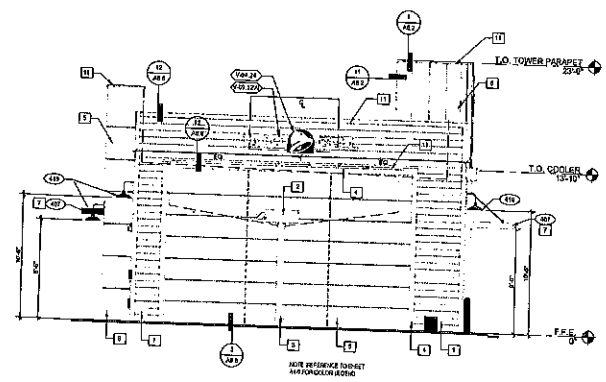
KEY NOTES A

PLAN/REV REVISIONS:

NO.	DATE	DESCRIPTION



FRONT ELEVATION 1/4" = 1'-0" 2



REAR ELEVATION 1/4" = 1'-0" 3

CONTRACT DATE: 03/07/2013  
 BUILDING TYPE: EDUCATION  
 PLAN VERSION: 1/04/2013  
 DATE PLOTTED: 04/11/2013  
 STORE NUMBER: 002-001  
 JOB NO.: 001-100

**ENDEAVOR 2.0**  
 ARCHITECT AND ENGINEER  
 GEORGETOWN, WV, 26101  
  
**ENDEAVOR 2.0**  
 EXTERIOR ELEVATIONS  
**A4.1**  
 PLOT DATE: 04/09/2013











